

CITY OF SAN ANTONIO

Zoning Commission Agenda

Cliff Morton Development and Business Services Center
1901 S. Alamo Street
First Floor

April 7, 2009
Tuesday, 12:45 PM

ZONING COMMISSIONERS

Michael Westheimer – District 1	Jody Sherrill – District 7
Barbara Hawkins – District 2	Ramiro Valadez, III – District 8
Jim Myers – District 4	Susan Wright – District 9
Joe Valadez – District 5	Milton R. McFarland – District 10
Christopher Martinez – District 6	James Gray – District Mayor
Don Gadberry – District 3	
Chairman	

1. 12:45 P.M. Tobin Room - Work Session discussion of policies and administrative procedures and any items for consideration on the agenda for April 7, 2009.
2. 1:00 P.M. Board Room– Call to Order
3. Roll Call.
4. Pledge of Allegiance.
5. Approval of March 17, 2009 Zoning Commission Minutes.
6. **ZONING CASE NUMBER Z2009048:** A request for a change in zoning from “R-6” Residential Single-Family District to “NC” Neighborhood Commercial District on the north 48 feet of Lot 3 and the north 8 feet of Lot A, Block 1, NCB 3267, 222 Pleasanton Road. (Council District 3)
7. **ZONING CASE NUMBER Z2009050:** A request for a change in zoning from “I-1” General Industrial District to “L” Light Industrial District on 0.377 acres out of NCB 8785, 227 South US Highway 81. (Council District 5)
8. **ZONING CASE NUMBER Z2009057 S:** A request for a change in zoning from “R-4” Residential Single Family District to “C-2 S” Commercial District with a Specific Use Authorization for a Hotel on 1.3699 acres out of Lots 31 and 32, Block 5, NCB 10937, 644 Avondale Avenue. (Council District 3)
9. **ZONING CASE NUMBER Z2009058 CD:** A request for a change in zoning from “C-2” Commercial District to “C-2 CD” Commercial District with a Conditional Use for an Outdoor Flea Market on Lot 4, Block 3, NCB 13503, 1721 South W. W. White Road. (Council District 2)
10. **ZONING CASE NUMBER Z2009061:** A request for a change in zoning from “C-3” General Commercial District and “MR” Military Reservation District to “MF-18” Multi-Family District (16.47 acres) and “C-3” General Commercial District (2.498 acres) on 18.968 acres out of NCB 15655, 4770 West Military Drive. (Council District 4)

11. **ZONING CASE NUMBER Z2009064 S:** A request for a change in zoning from “MI-1” Mixed Light Industrial District to “MI-1 S” Mixed Light Industrial District with a Specific Use Authorization for an Animal Racetrack on 39.413 acres out of CB 4005, 11740 South Zarzamora Street. (Council District 3)
12. **ZONING CASE NUMBER Z2009067:** A request for a change in zoning from multiple zoning districts to multiple zoning districts to add the Jefferson Neighborhood Conservation District-7 on multiple lots generally bound by Babcock Road to the north; Wilson Boulevard and Kampmann Boulevard to the east; West Woodlawn Street to the south; and Saint Cloud Road to the west. (Council District 7)
13. **ZONING CASE NUMBER Z2009068:** A request for a change in zoning from “R-5” Residential Single Family District to “RM-5” Residential Mixed District on 0.276 of an acre out of A32, NCB 10615, 4655 Lord Road. (Council District 2)
14. **ZONING CASE NUMBER Z2009069:** A request for a change in zoning from “MF-33” Multi-Family District to “R-5” Residential Single-Family District on Lots 13 and 14, Block 32, NCB 8070, 918 Patton Boulevard. (Council District 6)
15. **ZONING CASE NUMBER Z2009070:** A request for a change in zoning from “O-1” Office District to “R-5” Residential Single-Family District on a 2.777 acre tract of land out of NCB 17948, 8500 Block of Bristlecone Drive. (Council District 7)
16. **ZONING CASE NUMBER Z2009071:** A request for a change in zoning from “MF-33” Multi-Family District to “C-3” General Commercial District on Lots D and E, Block 21, NCB 2084, 918 Culebra Road. (Council District 1)
17. **ZONING CASE NUMBER Z2009072 S:** A request for a change in zoning from “MF-33” Multi-Family District to “R-6 S” Residential Single-Family District with a Specific Use Authorization for Licensed Child Care on Lot 13, Block 17, NCB 16410, 15043 Kamary Lane. (Council District 10)
18. **ZONING CASE NUMBER Z2009073 S:** A request for a change in zoning from “C-3” General Commercial District to “C-3 S” General Commercial District with a Specific Use Authorization to allow a cabinet shop on Lots 14 and 15, Block 12, NCB 16522, 6402 and 6406 Tahoka Boulevard. (Council District 6)
19. **ZONING CASE NUMBER Z2009074:** A request for a change in zoning from “MF-33” Multi-Family District and “I-1” General Industrial District to “C-1” Light Commercial District on 3.9626 acres out of NCB 8324, 5317 West Commerce Street. (Council District 5)
20. **ZONING CASE NUMBER Z2009075 CD:** A request for a change in zoning from “H C-2” Commercial, King William Historic District to “H C-2 CD” Commercial, King William Historic District with a Conditional Use for auto sales (motor scooter sales) on Lots 11 and Lot 12, Block 2, NCB 2877, 1315 South St. Mary's Street. (Council District 1)
21. Consideration and recommendation on an amendment to the Unified Development Code that would create a new zoning district: “G” Golf Course District.
22. Discussion and possible action regarding the postage-paid return cards currently included within the notices mailed to owners of property within 200 feet of a rezoning request.

23. Director's Report – Update on Neighborhood Plans
24. Executive Session: consultation on attorney-client matters (real estate, litigation, personnel and security matters) as well as any of the above agenda items may be discussed.
25. **ADJOURNMENT**

Accessibility Statement

This meeting is wheelchair accessible. Accessible entrances are located at the front and side of the building at 1901 South Alamo Street. Accessible parking spaces are located at the front and rear of the building. **Auxiliary Aids and Services are available upon request (Interpreters for the Deaf must be requested forty-eight [48] hours prior to the meeting).** For Assistance, Call (210) 207-7245 Voice/TTY.



City of San Antonio
Planning - Development Services Dept.
2/11/2009
D. E. Castillo

CASE NO: Z2009048

Final Staff Recommendation - Zoning Commission

Date: April 07, 2009

Council District: 3

Ferguson Map: 650 D3

Applicant Name:

Owner Name:

Raul R. Gonzalez and Alice Gonzalez

Raul R. Gonzalez and Alice Gonzalez

Zoning Request: From "R-6" Residential Single-Family District to "NC" Neighborhood Commercial District.

Property Location: The north 48 feet of Lot 3 and the north 8 feet of Lot A, Block 1, NCB 3267

222 Pleasanton Road

On the east side of Pleasanton Road north of Neal Avenue.

Proposal: To allow for a Day Care Center

Neigh. Assoc. None

Neigh. Plan South Central San Antonio Community Plan

TIA Statement: A Traffic Impact Analysis (TIA) is not required.

Staff Recommendation:

Approval

The subject property, located on the east side of Pleasanton Road north of Neal Avenue, is approximately 0.168 of an acre in size. The existing structure, measuring 960 square feet, was built in 1925 and is currently a vacant single-family dwelling. The property is located within the original city limits. It was originally zoned "R-1" Single-Family Residence District, which converted to "R-6" Residential Single-Family District upon adoption of the 2001 Unified Development Code. Surrounding zoning includes "R-6" to the north, south and west; and "C-3NA" General Commercial, Nonalcoholic Sales District to the west across Pleasanton Road. Surrounding land uses include a single-family dwelling to the north, a three-family dwelling to the south and vacant land to the west; with a church and commercial use to the west across Pleasanton Road. Commercial zoning and land uses exist to the north and farther south along Pleasanton Road. The applicant is requesting a zoning change to allow for a day care center that is intended to accommodate infant care for teenage girls attending school in the SAISD. The applicant has two existing daycare facilities in the community and would like another facility at 222 Pleasanton Road for infant care only. The proposed zoning district would not limit the use to just this intended type of day care.

Staff finds the requested zoning district to be appropriate given the property frontage on Pleasanton Road, a major thoroughfare. The property has unique characteristics that deem it appropriate for "NC" zoning. The property is within the Pleasanton Road and South Flores Street commercial node. The purpose of the "NC" district is to accommodate well-designed development sites that provide small areas for offices, professional services, service and shop front retail uses, all designed in scale with surrounding residential uses. A day care facility at this location can provide convenient child care for this area and beneficial reuse of the existing vacant structure. While the subject tract is surrounded by residential zoning on three sides, "NC" includes standards that would make it an appropriate transition at this location.

The South Central San Antonio Community Plan designates a future land use of Mixed Use at this location. Mixed Use land use provides for a concentrated blend of residential, retail, professional service, office, entertainment, leisure and other related uses at increased densities to create a pedestrian-oriented

CASE NO: Z2009048

Final Staff Recommendation - Zoning Commission

environment. Although the property is currently single family residential, the designation of a conditional use for a daycare would help to facilitate the transition of the corridor to desired mixed small business. The requested "NC" zoning and proposed use is consistent with the South Central San Antonio Community Plan.

CASE MANAGER : Pedro Vega 207-7980

Neighborhood and Urban Design Division

Zoning Case Review

Zoning Case No.: Z2009048

Address: 222 Pleasanton Road

Existing Zoning: R6

Requested Zoning: NC

Registered Neighborhood Association(s): N/A

Neighborhood/Community/Perimeter Plan: South Central Community Plan

Future Land Use for the site: Mixed Use

Analysis:

According to the South Central Community Land Use Plan, the subject property is designated Mixed Use. The surrounding land uses are also Mixed Use. Mixed Use provides for a concentrated blend of residential, retail, professional service, office, entertainment, leisure and other related uses at increased densities to create a pedestrian-oriented environment. This classification allows for a mix of uses in the same building or in the same development such as small offices (dentists, insurance professionals, non-profits, etc.), small retail establishments (cafes, shoe repair shops, gift shops, antique stores, hair salons, drug stores, etc.), and high density residential uses. The Mixed Use designation will support Mixed Use District, Urban Development Flex District, TOD, Neighborhood Commercial District, Commercial Districts (except C-3), Office Districts (except O-2), and Multi-Family Residential Districts.

Based on the Proposed Future Land Use map of the plan, the citizens would like this area transitioned to a Mixed Use corridor. One of the goals from the plan update implies, "Mixed uses are desired along the corridors S. Flores Street, Cevallos, S.W. Military Drive, S. Presa Street, **Pleasanton Road**, Probandt Street, and Roosevelt Avenue." (pg. 5)

Although the property is currently single family residential, the designation for Neighborhood Commercial Use would help to facilitate the transition of the corridor to desired mixed small business. The incorporation of a daycare facility would result in activity increase, as parents utilize other services and shop within walking distance along the corridor.

☒ Request conforms to Land Use Plan

☐ Request does not conform to Land Use Plan

☐ Consistency not required because base zoning not changing

Staff Recommendation:

☒ Approval

☐ Denial

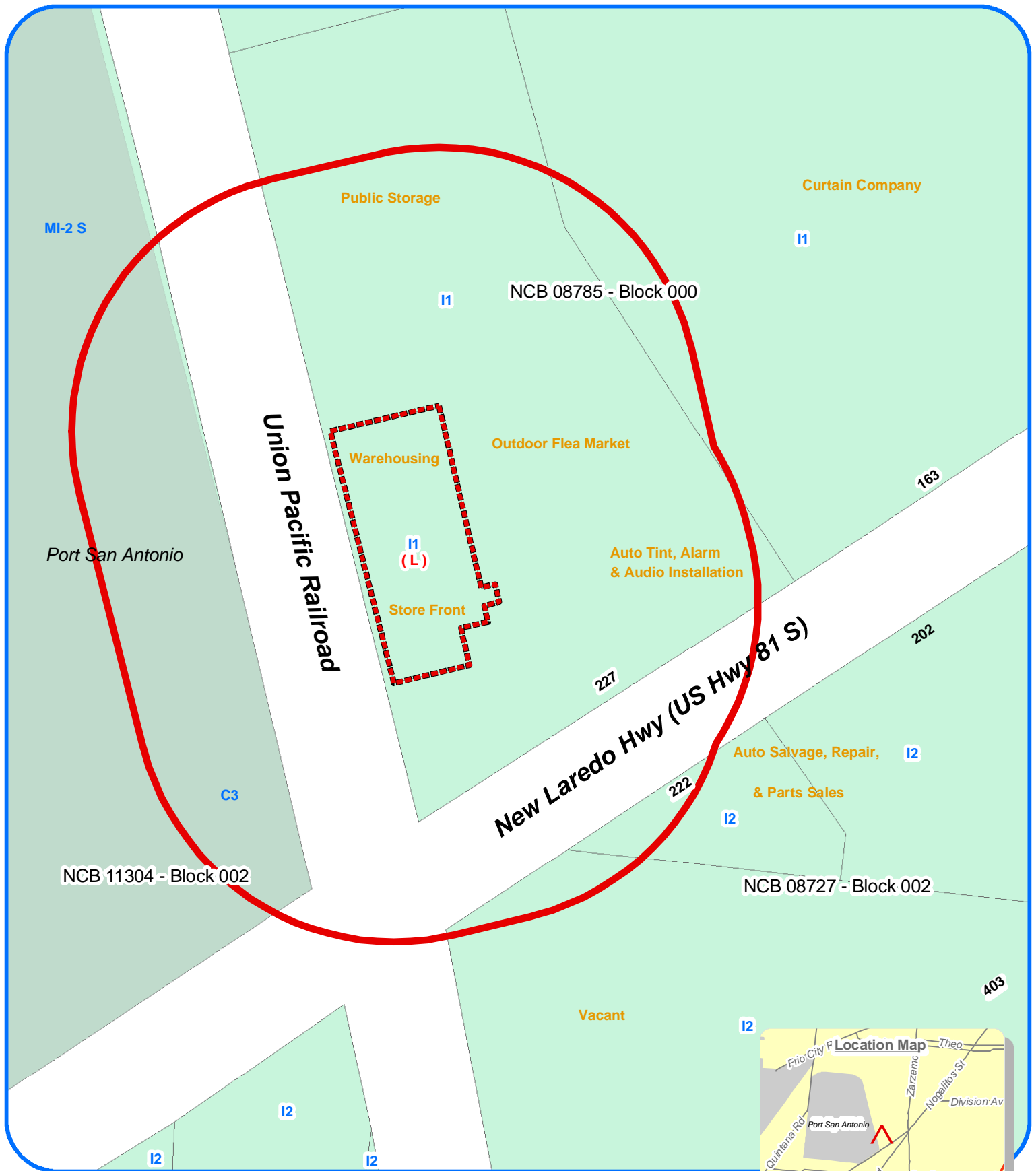
Reviewer: Brad Smilgin

Title: Planner

Date: 02/02/09

Manager Review: Nina Nixon-Mendez

Date: 02/18/09



Zoning Case Notification Plan

Case Z2009050

Council District 5

Scale: 1" approx. = 100'

Subject Property Legal Description(s): 0.377 acres out of NCB 8785

Legend

- Subject Property (0.377 Acres)
- 200' Notification Buffer
- Current Zoning **R6**
- Requested Zoning Change **(R6)**
- 100-Year FEMA Floodplain



Planning & Development Services Dept
City of San Antonio
(02/19/2009 - E Hart)

CASE NO: Z2009050

Final Staff Recommendation - Zoning Commission

Date: April 07, 2009

Council District: 5

Ferguson Map: 649 E4

Applicant Name:

Chuck Christian

Owner Name:

Randall S. Vail

Zoning Request: From "I-1" General Industrial District to "L" Light Industrial District.

Property Location: 0.377 of an acre out of NCB 8785

227 South US Highway 81

On the north side of US Highway 81, between Humboldt and Fitch Street

Proposal: To allow resale, reception, and warehouse uses

Neigh. Assoc. Quintana Community Neighborhood Association

Neigh. Plan Kelly/South San PUEBLO Community Plan

TIA Statement: A Traffic Impact Analysis (TIA) is not required.

Staff Recommendation:

Approval, pending plan amendment. The applicant's request is inconsistent with the Kelly/South San PUEBLO Community Plan, which identifies Mixed Use as the future land use for the subject property. The applicant has applied to amend the Plan to a Business/Office Park land use classification for the property. The amendment is scheduled to be heard by the Planning Commission on April 8, 2009. Staff is recommending approval of the proposed amendment.

The subject property is 0.377 of an acre out of a larger 3.2 acre parcel, located on the north side of New Laredo Highway (US Hwy 81) between Humboldt and Fitch Street. The subject property is entirely comprised of a 12,600 square foot building. The remainder of the property is paved and contains at least four open structures, which are currently used as an outdoor flea market, public storage, and auto tint/alarm/audio installation. The subject property was annexed in 1944, per Ordinance 1259; and was originally zoned "I-1" Light Industry District. Upon adoption of the 2001 Unified Development Code, the previous zoning converted to the current "I-1" General Industrial District. Surrounding zoning includes "I-1" General Industrial District to the north and east; "I-2" Heavy Industrial District to the south; with "C-3" General Commercial District and "MI-1 S" Mixed Light Industrial District to the west. Surrounding land uses include a curtain company warehouse to the east, auto salvage and vacant land to the south, and Port San Antonio to the west. The property is bound to the west by Union Pacific Railroad tracks.

Staff finds the requested zoning to be appropriate for the subject property due to the property's location on New Laredo Highway (a Secondary Arterial "Type B" roadway) surrounding industrial land uses. Although staff initially had concerns regarding parking for the proposed use, the applicant has provided a copy of parking lot lease agreement with the neighboring property.

The District 5 City Council office has initiated a comprehensive rezoning case that includes this subject property. Staff's recommendation of approval for this individual property is consistent with the goals and direction of the comprehensive rezoning case.

CASE MANAGER : Micah Diaz 207-5876

Neighborhood and Urban Design Division

Zoning Case Review

Zoning Case No.: Z2009050

Address: 227 New Laredo Hwy

Existing Zoning: I-1

Requested Zoning: L

Registered Neighborhood Association(s): Quintana Community Neighborhood Association

Neighborhood/Community/Perimeter Plan: Kelly/South San PUEBLO Community Plan

Future Land Use for the site: Mixed Use

Analysis: The subject property is a 0.377-acre tract of land out of a larger 3.210 acre parcel situated west of the intersection of New Laredo Highway (a Secondary Arterial Type " B") and Humboldt Street (a local street). According to BCAD, the subject property is occupied by an approximately 12, 000 sf building and accessory structures. According to the rezoning application, the applicant is requesting to change the zoning of only the property occupied by the 12, 000 sf building from I-1 to L so that the building may be used for wholesale/retail use.

Port San Antonio is located to the west across a railroad right-of-way and is zoned C-3 to the south and MI-2 S to the north. The large parcel that borders the subject property to the north and east is zoned I-1 and is occupied by multiple large warehouse buildings lined with loading docks. The property to the south across New Laredo Highway is zoned I-2 and according to BCAD is occupied by a storage warehouse.

The subject property is currently designated for Mixed Use land use in the Kelly/South San PUEBLO Community Plan. The Mixed Use land use category allows for a concentrated, well planned, and integrated blend of residential, retail, service, office, entertainment, leisure, and other related uses at increased densities. This use pattern creates a pedestrian and transit oriented rather than an automobile oriented environment. The integration of uses should occur within structures, as well as across the development site, with commercial uses situated primarily along the higher order roadways, and on the ground floor level of individual structures. A mixed use development should stress quality architecture and urban design features, majority of the ground floor façade should be composed of windows. Centralized parking areas should be convenient vehicular and pedestrian access. Mixed use development is preferred along arterials in a nodal pattern around a transit stop, where density would decrease towards the edge of the node.

☐ Request conforms to Land Use Plan

☒ Request does not conform to Land Use Plan

☐ Consistency not required because base zoning not changing

Staff Recommendation:

☒ Approval, pending plan amendment

☐ Denial

☐ Alternate Recommendation

The applicant has filed a plan amendment to change the future land use on the subject property to Business Park. The Business Park category includes medium to large sized buildings in a low rise format that house professional, administrative, light manufacturing and warehousing functions for private corporations. The properties to the south of the subject property are currently designated for Business Park land use. The form and function of the existing buildings on the subject property and abutting properties and the proximity of the subject property to transportation networks make this property desirable and appropriate for business park use.

Reviewer: Michael Taylor

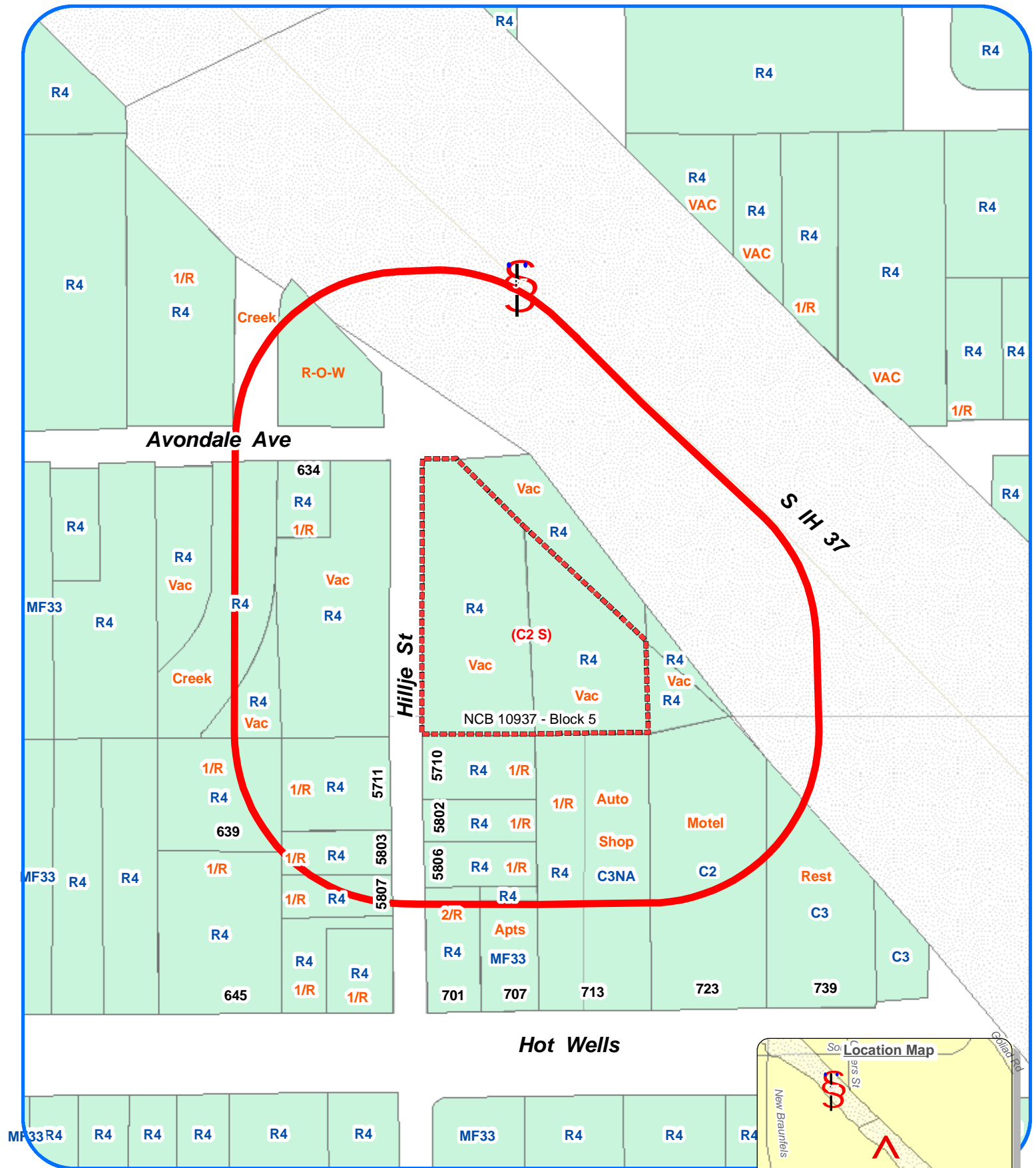
Title: Senior Planner

Date: 02/03/09

Manager Review: Nina Nixon-Mendez

Date: 02/11/09

1/7/09



Zoning Case Notification Plan

Case Z2009057 S

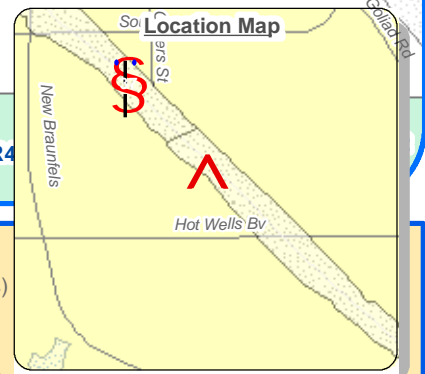
Council District 3

Scale: 1" approx. = 150'

Subject Property Legal Description(s): 1.3699 acres out of Lots 31 and 32, Block 5, NCB 10937

Legend

- Subject Property (1.3699 acres)
- 200' Notification Buffer
- Current Zoning R-4
- Requested Zoning Change (C-2 S)
- 100-Year FEMA Floodplain



City of San Antonio
Planning - Development Services Dept.
2/13/2009
D. E. Castillo

CASE NO: Z2009057 S

Final Staff Recommendation - Zoning Commission

Date: April 07, 2009

Council District: 3

Ferguson Map: 651 D5

Applicant Name:

Ricky Patel

Owner Name:

Hilje Joint Venture, c/o Donald Norris

Zoning Request: From "R-4" Residential Single Family District to "C-2 S" Commercial District with a Specific Use Authorization for a Hotel.

Property Location: 1.3699 acres out of Lots 31 and 32, Block 5, NCB 10937

644 Avondale Avenue

At the southeast corner of Avondale Avenue and Hillje Street

Proposal: To allow a hotel

Neigh. Assoc. Highland Hills Neighborhood Association

Neigh. Plan Highlands Community Plan

TIA Statement: A Traffic Impact Analysis (TIA) is not required.

Staff Recommendation:

Approval, pending plan amendment.

On February 25, 2009, the Planning Commission recommended approval of the applicant's request to amend the Highlands Community Plan to allow a future land use classification of Community Commercial for the subject property. The plan amendment is scheduled to be heard by City Council on April 2, 2009.

The subject property, consisting of 1.3699 acres of undeveloped land, is located at the southeast corner of Avondale Avenue and Hillje Street, just northwest of the intersection of IH 37 and Hot Wells Boulevard. The property was annexed in 1952, per Ordinance 18115; and was originally zoned "B" Residence District. Upon adoption of the 2001 Unified Development Code, the previous zoning converted to the current "R-4" Residential Single-Family District. Surrounding zoning includes "R-4" to the west and south; with "C-2" Commercial District and "C-3" General Commercial District to the southeast. Surrounding land uses include mostly single-family homes, with a few 2- and 3-unit dwellings; as well as a number of undeveloped lots. Additionally, there is an auto repair shop, two hotels, a restaurant, and a fraternal lodge to the south and southwest of the subject property, along Hot Wells Boulevard.

Staff finds the requested zoning and proposed use to be appropriate for the subject property due to its proximity to IH 37 and Hot Wells Boulevard. The proposed hotel is consistent with the pattern of commercial development surrounding the intersection of Hot Wells Blvd. and IH 37, which currently includes hotel and restaurant uses.

Staff is concerned with access to the subject property, as it is bound by Interstate Highway 37 to the north and northwest, but has no access from the IH 37 access road. Instead, the property is accessible only from Hillje Street, which is identified as a local road in the City's Major Thoroughfare Plan. However, the property bears a number of characteristics that make it unsuitable for residential development, including its shape, location, and surroundings. The subject property abuts or is adjacent to multiple irregular parcels which are not developable under their existing zoning, and that are currently utilized as landscape buffering, drainage or utility

CASE NO: Z2009057 S

Final Staff Recommendation - Zoning Commission

easements, or right-of-way. Additionally, although Hillje Street is identified as a local street, it is commonly used as an alternate route to IH 37 around construction at Hot Wells Boulevard.

The purpose of the specific use authorization is to provide for certain uses which, because of their unique characteristics or potential impacts on adjacent land uses, are not generally permitted in certain zoning districts as a matter of right, but which may, under the right set of circumstances and conditions be acceptable in certain specific locations.

CASE MANAGER : Micah Diaz 207-5876

DATE: MARCH 2009

Page 11 of 11

4-01

8/18 2115

PROJECT DATA:

ADDRESS, 644 AVONDALE AVE.
SAN ANTONIO TX 78233
BEING 136.95 ACRE TRACT OF
LEGAL:
LAND, BEING AT THE REMAINING
PORTIONS OF LOT 31 AND 32,
BLOCK 5, MONT CALM SECTION
NO. 2, NEW CITY BLOCK 10937,
RECORDED IN PLAT
VOLUME 657, PAGE M3 DEED
AND PLAT RECORDS, BEXAR
COUNTY, TEXAS.

COUNTY, TEXAS.
AREA = 131 ACRES
BUILDING = 3 STORY
60 GUEST ROOMS
31,051 SF.
PORTIE COCHEREI 1534 SF.
IMPERVIOUS COVER = 44,051 SF.
PAVED AREA = 31,050 SF.
GREEN AREA = 15,500 SF.
PARKING = 54 SPACES
H/C PARKING = 3 SPACES
TOTAL PARKING PROVIDED = 51

"I, DONALD NORRIS ON BEHALF OF HILL JOINT VENTURE, THE PROPERTY OWNER, ACKNOWLEDGE THAT THIS SITE PLAN SUBMITTED FOR THE PURPOSE OF REZONING THIS PROPERTY IS IN ACCORDANCE WITH ALL APPLICABLE PROVISIONS OF THE UNIFIED DEVELOPMENT CODE. ADDITIONALLY, I UNDERSTAND THAT CITY COUNCIL APPROVAL OF A SITE PLAN IN CONNECTION WITH A REZONING CASE DOES NOT RELIEVE ME FROM ADHERENCE TO ANYALL CITY-ADOPTED CODES AT THE TIME OF PLAN SUBMITTAL FOR BUILDING PERMITS."

HILLJE STREET

ARCHITECTURAL SITE PLAN

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5-FOOT LANDSCAPE BUFFER
REQUIREMENT ALONGS THESE
PROPERTY LINES HAS BEEN
WAIVED BY ADMINISTRATIVE
VARIANCE (AEVR3668)
GRANTED ON MARCH 5, 2009

GRAPHIC SCALE: 1"=16'-0"

10' 20' 30' 40' 50'

43.H.I

Neighborhood and Urban Design Division

Zoning Case Review

Zoning Case No.: Z2009057

Existing Zoning: R-4

Requested Zoning: C-2 S

Registered Neighborhood Association(s): Highland Hills Neighborhood Association

Neighborhood/Community/Perimeter Plan: Highlands Community Plan

Future Land Use for the site: Low Density Residential

Other Comments:

Low-density residential uses include single-family houses on individual lots. All off-street parking and vehicle use areas adjacent to residential uses require buffer landscaping, and lighting and signage controls. Certain non-residential activities, such as schools, places of worship and parks, are appropriate within these areas and should be centrally located to provide easy accessibility.

Analysis:

The applicant is requesting a zoning change from R-4 to C-2 S to allow for the development of a limited service hotel with 60-70 rooms. The Highlands Community Plan classifies such a use under the Community Commercial land use category. Community Commercial includes moderate intensity convenience retail or service uses that draw its customer base from a larger community. These uses depend on a greater volume of vehicular traffic. Drive-through establishments are permitted. A mix of uses in the same building or development is allowed. Community Commercial uses are typically located at nodes on arterials at major intersections. Shared parking is encouraged in order to minimize impervious cover. Community Commercial centers should be linked to adjoining land uses with safe, attractive and convenient vehicular and pedestrian access. Appropriate buffering is required if this use abuts a residential use.

The property is currently vacant and is located adjacent to the IH-37 access road to the east, Avondale Ave to the northwest and Hillje St. to the west. A mix of low density residential and commercial uses exists to the south of the property. The requested zoning change to C-2 S is not consistent with the Community Land Use Plan and will require a plan amendment. The applicant has submitted a plan amendment application which is scheduled to be heard by Planning Commission on February 25, 2009.

The location of the subject property adjacent to IH-37 lends itself to commercial development. However, given the proximity to residential uses, appropriate landscape buffering and lighting controls should be ensured and parking placement considered as a means of mitigating any negative impact on nearby residences.

☐ Request conforms to Land Use Plan

☒ Request does not conform to Land Use Plan

☐ Consistency not required because base zoning not changing.

Staff Recommendation:

☒ Approval pending a plan amendment

☐ Denial

☐ Alternate Recommendation:

Reviewer: Andrea Gilles

Title: Senior Management Analyst

Date: 02/13/09

Manager Review: Nina Nixon-Mendez

Date: 02/18/09

03/28/2008



Zoning Case Notification Plan

Case Z2009-058 CD

Council District 2

Scale: 1" approx. = 150'

Subject Property Legal Description(s): NCB 13503 Blk 3 Lot 4

Legend

- Subject Property (3.937 acres)
- 200' Notification Buffer
- Current Zoning C-2
- Requested Zoning Change (C-2 CD)
- 100-Year FEMA Floodplain



City of San Antonio
Planning - Development Services Dept.
2/13/2009
D. E. Castillo

CASE NO: Z2009058 CD

Final Staff Recommendation - Zoning Commission

Date: April 07, 2009 Zoning Commission continuance (Application's Request)
from March 3, 2009

Council District: 2

Ferguson Map: 618 D8

Applicant Name: Willie J. Clark **Owner Name:** Bexar County, OIC

Zoning Request: From "C-2" Commercial District to "C-2 CD" Commercial District with a Conditional Use for an Outdoor Flea Market.

Property Location: Lot 4, Block 3, NCB 13503
1721 South W. W. White Road
On the west side of South W. W. White Road, north of Lakewood Drive

Proposal: To allow for an Outdoor Flea Market

Neigh. Assoc. Dellcrest Forrest Neighborhood Association within 200 feet and Dellcrest Area Neighborhood Association within 200 feet

Neigh. Plan None

TIA Statement: A Traffic Impact Analysis (TIA) is not required.

Staff Recommendation:

Approval

The subject property is located on east side of San Antonio, on the west side of South W. W. White Road, north of Lakewood Drive. The subject property consists of 3.937 acres and was annexed in September of 1952. There is an existing vacant commercial building on the subject property which measures approximately 49,242 square feet and was constructed in 1978. Upon adoption of the 2001 Unified Development Code, the existing "C-2" Commercial District converted from the previous "B-2" Business District. Surrounding zoning includes "C-2" Commercial District to the east and across Lakewood Drive to the south; with "C-3NA" General Commercial Nonalcoholic Sales District to the north. There is a 30 foot wide alley located to the west, which separates the subject property from an adjacent "R-5" zoned single-family residential neighborhood.

The "C-2" base zoning district does not allow an Outdoor Flea Market by right. The owner is requesting a zoning change to use a portion of the parking area of the subject property for an Outdoor Flea Market. The existing structure had previously been utilized as a retail store for many years. The applicant would like to maintain the base zoning for future commercial use. The proposed re-use of the existing vacant property would be a substantial improvement to the current conditions of the neighborhood and the surrounding area. The application of a conditional use provides an opportunity to limit the impact of the proposed use on surrounding properties. The applicant has indicated that the Outdoor Flea Market will only operate on weekends.

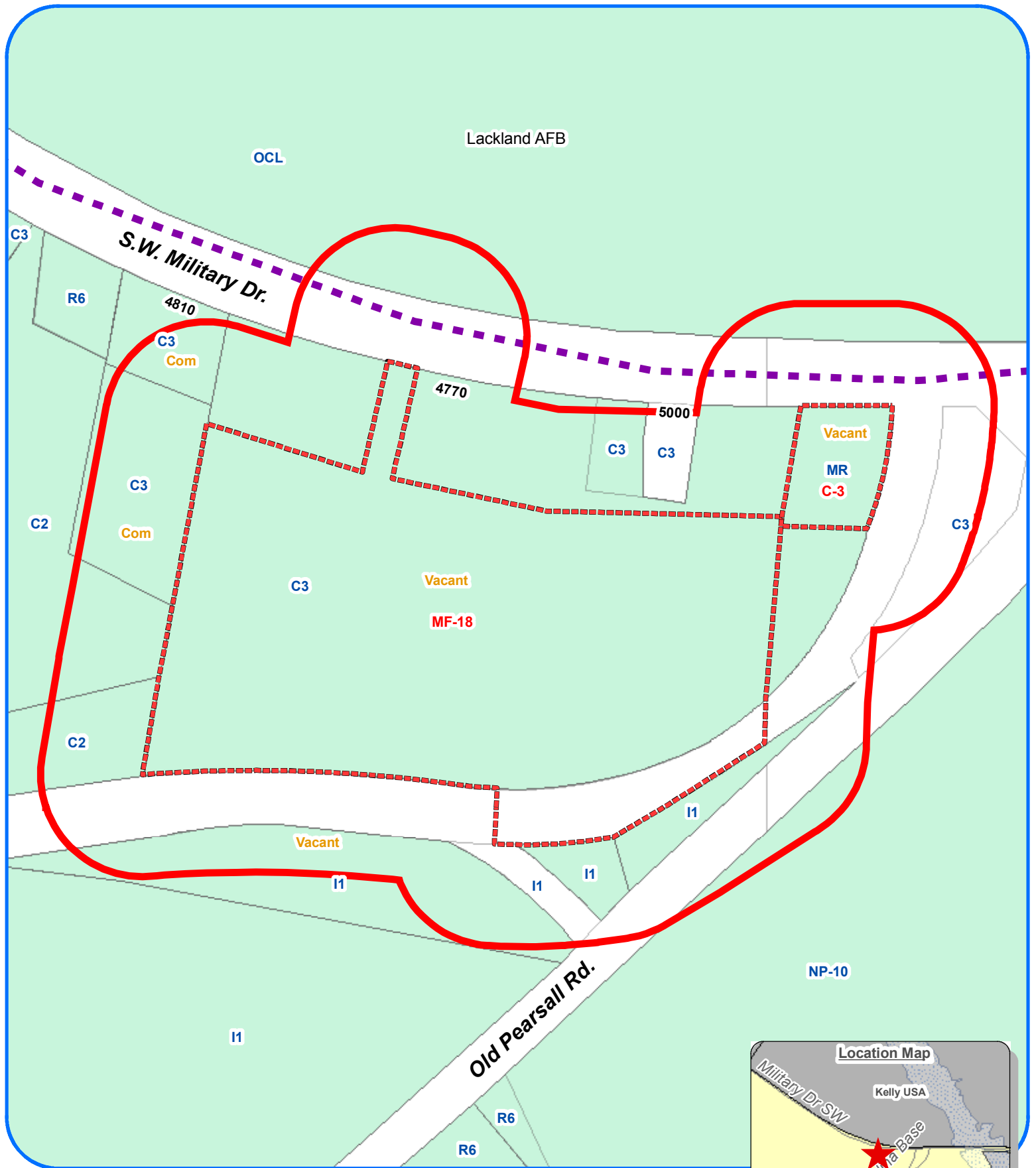
The conditional zoning procedure is designed to provide for a land use within an area that is not permitted by the established zoning district but due to individual site considerations or unique development requirements would be compatible with adjacent land uses under given conditions.

The "C-2" zoning district permits retail and service activities designed to serve the community such as repair shops and limited retail sales with some outdoor display of goods. This district promotes a broad range of commercial operations and services necessary for large regions of the city.

CASE NO: Z2009058 CD

Final Staff Recommendation - Zoning Commission

CASE MANAGER : Pedro Vega 207-7980



Zoning Case Notification Plan

Case Z2009061

Council District 4

Scale: 1" approx. = 250'

Subject Property Legal Description(s): A 16.47 and a 2.498 acre tract

Legend

- Subject Property (18.968 acres) -----
- 200' Notification Buffer —————
- Current Zoning C3 & MR
- Requested Zoning Change (MF-18 & C-3)
- 100-Year FEMA Floodplain



City of San Antonio
Planning - Development Services Dept.
2/12/2009
D. E. Castillo

Final Staff Recommendation - Zoning Commission

CASE MANAGER : Leslie Zavala 207-0215

Neighborhood and Urban Design Division

Zoning Case Review

Zoning Case No.: Z2009061

Address: 4770 SW Military

Existing Zoning: C-3 and MR

Requested Zoning: MF-18 and C-3, respectively

Registered Neighborhood Association(s): Withing People Active in Community Effort (P.A.C.E.) and within 200 feet of Southwest Community Neighborhood Association

Neighborhood/Community/Perimeter Plan: United Southwest Communities Plan

Future Land Use for the site: Community Commercial which provides for offices, professional services, and retail uses. It should be located at major intersections.

Analysis:

The subject property is located north of the intersection of West Military and Old Pearsall Road. The property is south of Lackland Air Force Base and west of Pearsall Park. The future land use map shows the property being within a community commercial land use node.

The requested MF-18 zoning district is not consistent with the future land use plan. The MF-18 zoning category corresponds to the high density residential land use. The applicant is recommended to apply for a plan amendment to change the future land use from community commercial to high density residential. Medium and high density residential is not appropriate in close proximity to Lackland AFB, due to proximity to flight operations and resulting noise.

The requested C-3 zoning is also not consistent with the future land use plan. The C-3 zoning district corresponds to the regional commercial future land use category. Regional commercial land uses are typically located at the intersection of major arterials or along mass transit system nodes. Currently, no regional commercial node exists near the subject property. The proposed zoning category requires a plan amendment to regional commercial. The current community commercial future land use category corresponds to a maximum commercial zoning category of C-2. Anything more intense than a C-2 use is not recommended by the future land use plan.

☐ Request conforms to Land Use Plan

☒ Request does not conform to Land Use Plan

☐ Consistency not required because base zoning not changing

Other Comments:

The zoning change request does not conform to the future land use plan. It is recommended that the applicant apply for a plan amendment or amend the zoning change request to conform to the future land use plan.

Staff Recommendation:

☐ Approval

☒ Denial

☐ Alternate Recommendation

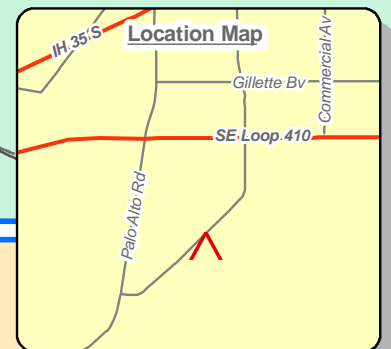
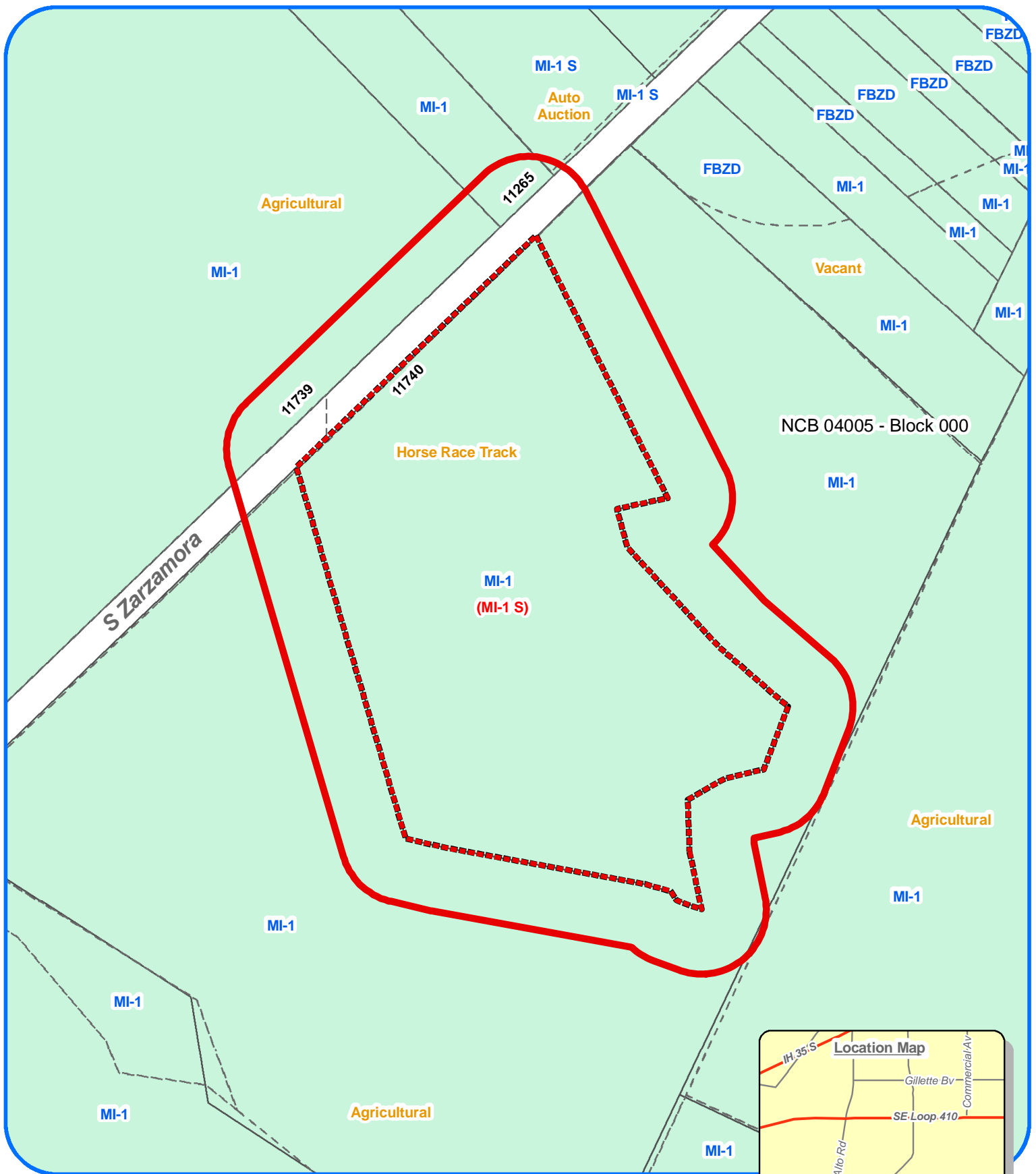
Reviewer: Rebecca Paskos

Title: Senior Planner

Date: 02/03/09

Manager Review: Nina Nixon-Mendez

Date: 02/11/09



Zoning Case Notification Plan

Case Z2009064 S

Council District 3

Scale: 1" approx. = 400'

Subject Property Legal Description(s): 39.413 acres out of CB 04005

Legend

- Subject Property (39.413 Acres) ■■■■■■■■■■
- 200' Notification Buffer —————
- Current Zoning R6
- Requested Zoning Change (R6)
- 100-Year FEMA Floodplain —————



Planning & Development Services Dept
City of San Antonio
(03/23/2009 - E Hart)

CASE NO: Z2009064 S

Final Staff Recommendation - Zoning Commission

Date: April 07, 2009

Council District: 3

Ferguson Map: 681 E7

Applicant Name:

Amador Rodriguez

Owner Name:

Carlos D. & Theresa J. Chavez and Grabiell & Rosemary Chavez

Zoning Request: From "MI-1" Mixed Light Industrial District to "MI-1 S" Mixed Light Industrial District with a Specific Use Authorization for an Animal Racetrack.

Property Location: 39.413 acres out of CB 4005

11740 South Zarzamora Street

On the southeast side of Zarzamora Street, north of Applewhite Road

Proposal: To bring an existing horse racing track into compliance

Neigh. Assoc. None

Neigh. Plan City South Community Plan

TIA Statement: A Traffic Impact Analysis (TIA) is not required.

Staff Recommendation:

Approval, with conditions.

The subject property is 39.413 acres out of a larger 136-acre parcel, and is located on the southeast side of Zarzamora Street north of Applewhite Road. The property is currently used for livestock and agricultural uses; however, the area that is encompassed by the metes-and-bounds submitted by the applicant includes an existing horse track that is used for training purposes. The property was annexed in January 2003, per Ordinance 96558. After annexation, the subject property was zoned "DR" Development Reserve. In a 2003 city-initiated zoning case, as is required following or in conjunction with annexation, the property was rezoned "MI-1" Mixed Light Industrial District. Surrounding zoning includes "MI-1" to the east, west, and south; with "MI-1 S" Mixed Light Industrial District with a Specific Use Authorization for an Auto and Light Truck Auction to the north across Zarzamora Street, and "FBZD" Form Based Zoning District abutting to the north. The subject property is surrounded by undeveloped land with the exception of an auto auction located to the north, across Zarzamora Street. Additionally, the northern boundary of the 136-acre parcel abuts the proposed Verano project. The applicant is requesting a Specific Use Authorization for an Animal Racetrack, in order to bring the existing racetrack into compliance and to charge an entry fee to the track area. Due to the property's location within the City South Community Plan, this case will also be heard by the CSMA Board, for a recommendation to City Council.

Staff finds the requested zoning to be appropriate as the base zoning is not changing, and because the existing racetrack predates annexation. The subject property has frontage on South Zarzamora Street, an Enhanced Secondary Arterial, which can accommodate traffic that may be generated. Additionally, the surrounding agricultural uses provide a buffer between the racetrack use and the adjacent proposed development. The requested Specific Use Authorization is not out of character with the other agricultural uses permitted in the "MI-1" district. The applicant has submitted a site plan, as required of a Specific Use Authorization request. The site plan indicates no new construction, except for possible expansion/improvement of the parking area. Additionally, there is no permanent seating included on the site plan; the applicant has indicated that spectators will bring their own seating (lawn chairs, quilts, etc...).

CASE NO: Z2009064 S

Final Staff Recommendation - Zoning Commission

Should the requested Specific Use Authorization be approved, staff recommends the following conditions:

1. All on-site lighting shall be directed onto the site and point away from adjoining properties using 90 degree or less cut-off fixtures.
2. Racetrack uses shall be limited to training events; competitive events involving cash or material prizes shall be prohibited.
3. The racetrack shall be limited to equestrian uses only; all other animal racing shall be prohibited.
4. All betting shall be prohibited.
5. Business or office hours of operation shall not be permitted before 7:00 a.m. or after 10:00 p.m.

CASE MANAGER : Micah Diaz 207-5876

SECRET
COPY TO DIRECTOR
JAN 27 1954

LEGE N. D

- 1 Existing (Rear Concrete) 6'00" x 3'00" Slab (20' x 20' ft.)
- 2 Existing (Rear Concrete) 6'00" x 3'00" Slab (20' x 20' ft.)
- 3 Existing (Rear Concrete) 6'00" x 3'00" Slab (20' x 20' ft.)
- 4 Existing (Rear Concrete) 6'00" x 3'00" Slab (20' x 20' ft.)
- 5 Existing (Rear Concrete) 6'00" x 3'00" Slab (20' x 20' ft.)
- 6 Existing (Rear Concrete) 6'00" x 3'00" Slab (20' x 20' ft.)
- 7 Existing (Rear Concrete) 6'00" x 3'00" Slab (20' x 20' ft.)
- 8 Existing (Rear Concrete) 6'00" x 3'00" Slab (20' x 20' ft.)
- 9 Existing (Rear Concrete) 6'00" x 3'00" Slab (20' x 20' ft.)
- 10 Existing (Rear Concrete) 6'00" x 3'00" Slab (20' x 20' ft.)

News:

- (1) Portable 60 x 30 x 12' wind Construction Trench Barrier
- (2) Trunked Landscape Timber or Railroad Ties for Protection of Excavating Sites
- (3) Asph/Flt Paving, Spacing 1.05 ft/sq + 3 H.C. Spacing (Asph/Flt Paving 100' x 200' area with 10.0' spacing 150' x 200' area)
- (4) 30" High Portable Removable Erector Paving
- (5) Location of 3 H.C. Parking Spaces with Front Wheeling Parking Sign

Total Paved/Hard-Surfaced Areas:

7 Parking Area: 60,426 sq ft or 1.389 Acres
 Existing Gravel Roads: 51,610.5 sq ft or 1.19 Acres
 Total Compensated: 112,036.5 sq ft or 2.588 Acres

Total Impervious Cover:-

getting open 546 (2) cont. 1st: — 180.07 sq ft or .02 Acres
 → Cultivating open 546 (2) cont. 1st: — 180.07 sq ft or .02 Acres
 → Weeding Ground 546 (2) cont. 1st: — 180.07 sq ft or .02 Acres
 → Parking Area: — 51,890 sq ft or 1.9 Acres
 Existing: — 63,490 sq ft or 1.337 Acres
 Proposed: — 4,850.54 sq ft or .11 Acres
 Total Completed: — 114,540.54 sq ft or 2.4 Acres

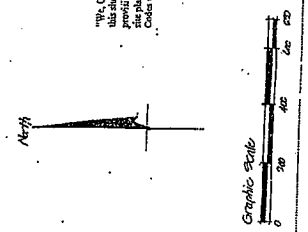
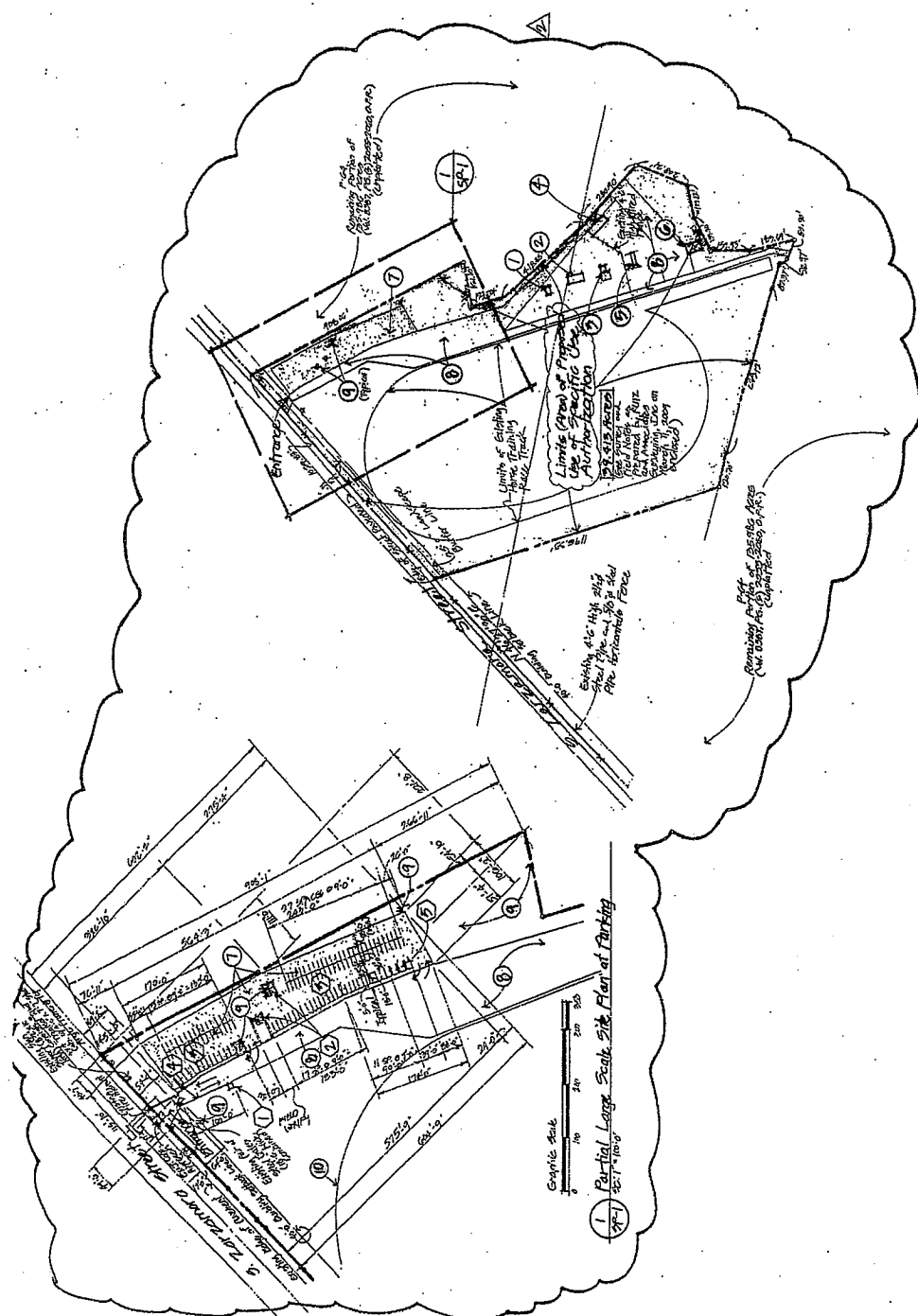
11/15/94 3:43 PM, 02-0203

Total Combined:

"We, Carlos & Theresa Chavez and Gabriel A. Rosemary Chavez, the property owners, acknowledge that this site submitted for the purpose of rezoning this property is in accordance with all applicable provisions of the Unified Development Code. Additionally, we understand that City Council approval of a site plan in conjunction with a rezoning case does not relieve us from adherence to any/all City-adopted Codes at the time of plan submitted for building permits."

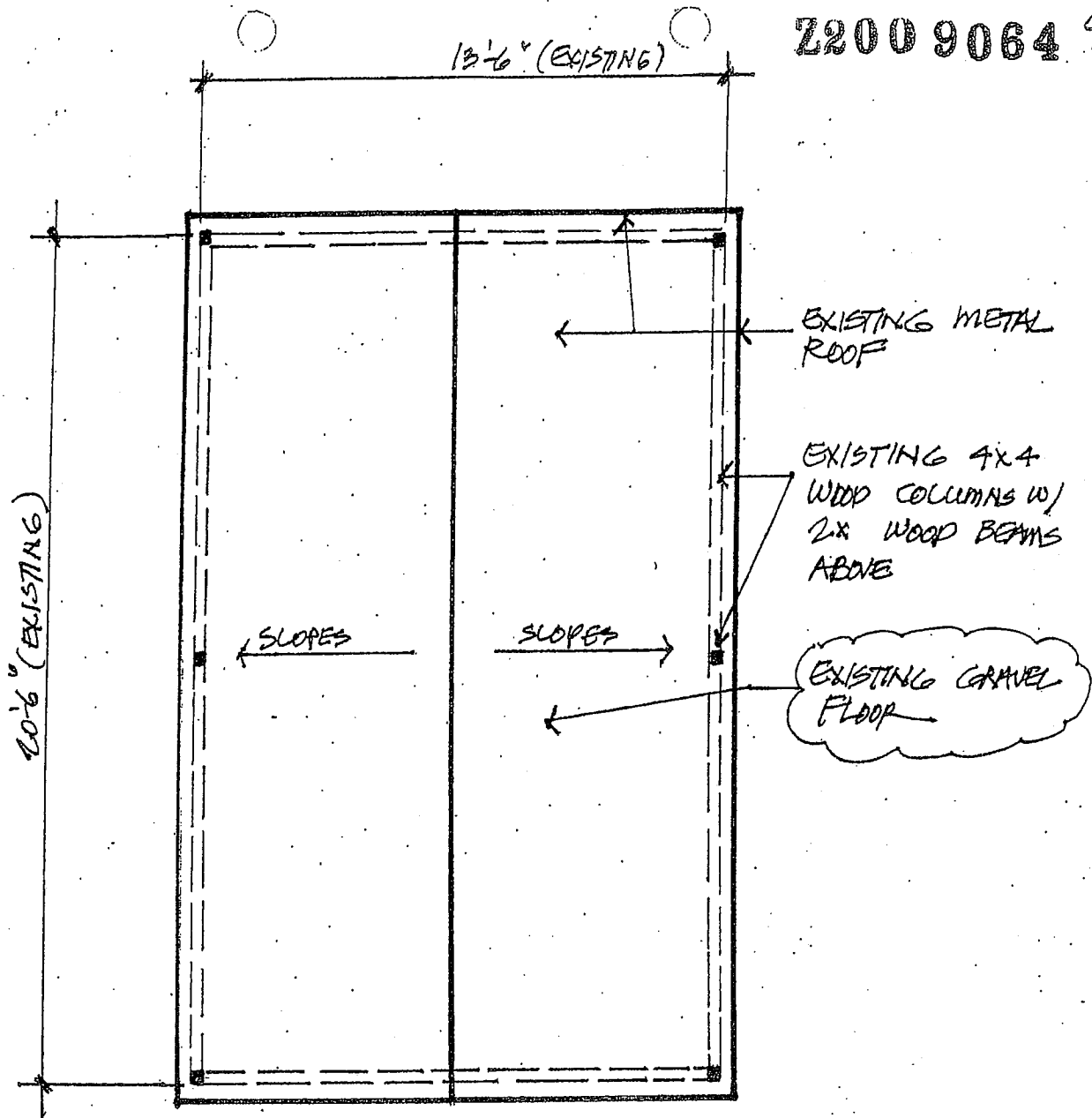
Revised on
March 18, 2009 (3rd Submittal)

Z20090645



Site Pk:n dx: 1° 40' 0"

Z2009064 S



276.75 sq. ft.

Existing Open Shed

SC: 1/4" = 1'-0"

1

OWNERS:
MR. & MRS. CARLOS CHAVEZ &
MR. & MRS. GRABIEL CHAVEZ

A PROPOSED SPECIFIC USE AUTHORIZATION
at ZARZAMORA RANCH

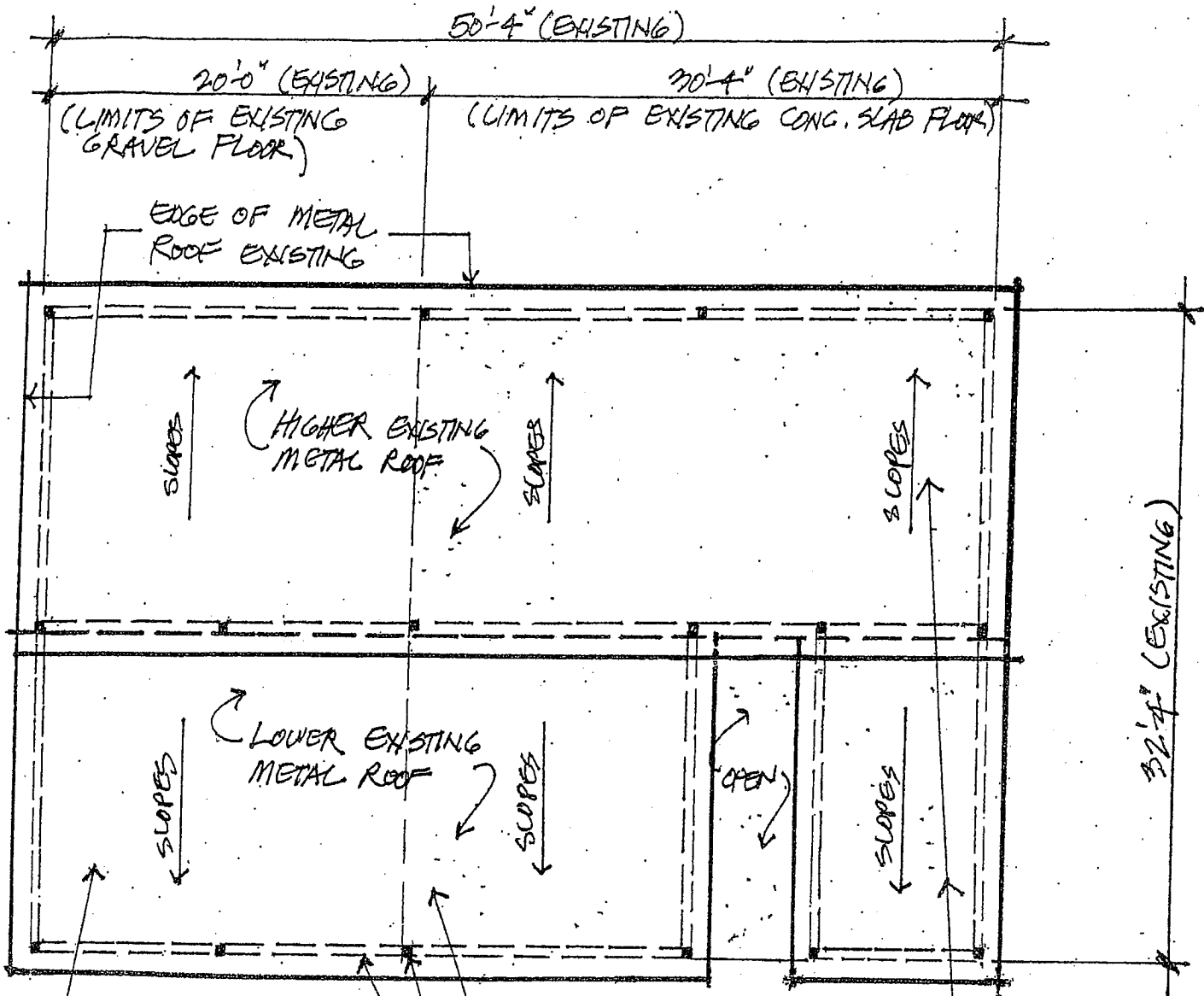
DATE: 3-16-09
SHEET

11740 S. ZARZAMORA STREET
SAN ANTONIO, TEXAS 78224

E.09-1
2 OF 6

Z2009064 S
PH.: (210)-725-0407 or (210)-535-3258

Z20090645



980.67 sq. Ft./Concrete Slab Floor
 646.75 sq. Ft./Gravel Floor
 Total = 1627.42 sq. Ft.

EXISTING 4x4 WOOD COLUMNS
 W/ PRE-ENGINEERED ROOF TRUSSES
 & 2x ROOF JOISTS

Existing Open Shed
 SC: 1/8"=1'-0"

2

OWNERS:

MR. & MRS. CARLOS CHAVEZ &
 MR. & MRS. GRABIEL CHAVEZ

Z20090645

PH: (210)-725-0407 or (210)-535-3258

**A PROPOSED SPECIFIC USE AUTHORIZATION
 at ZARZAMORA RANCH**

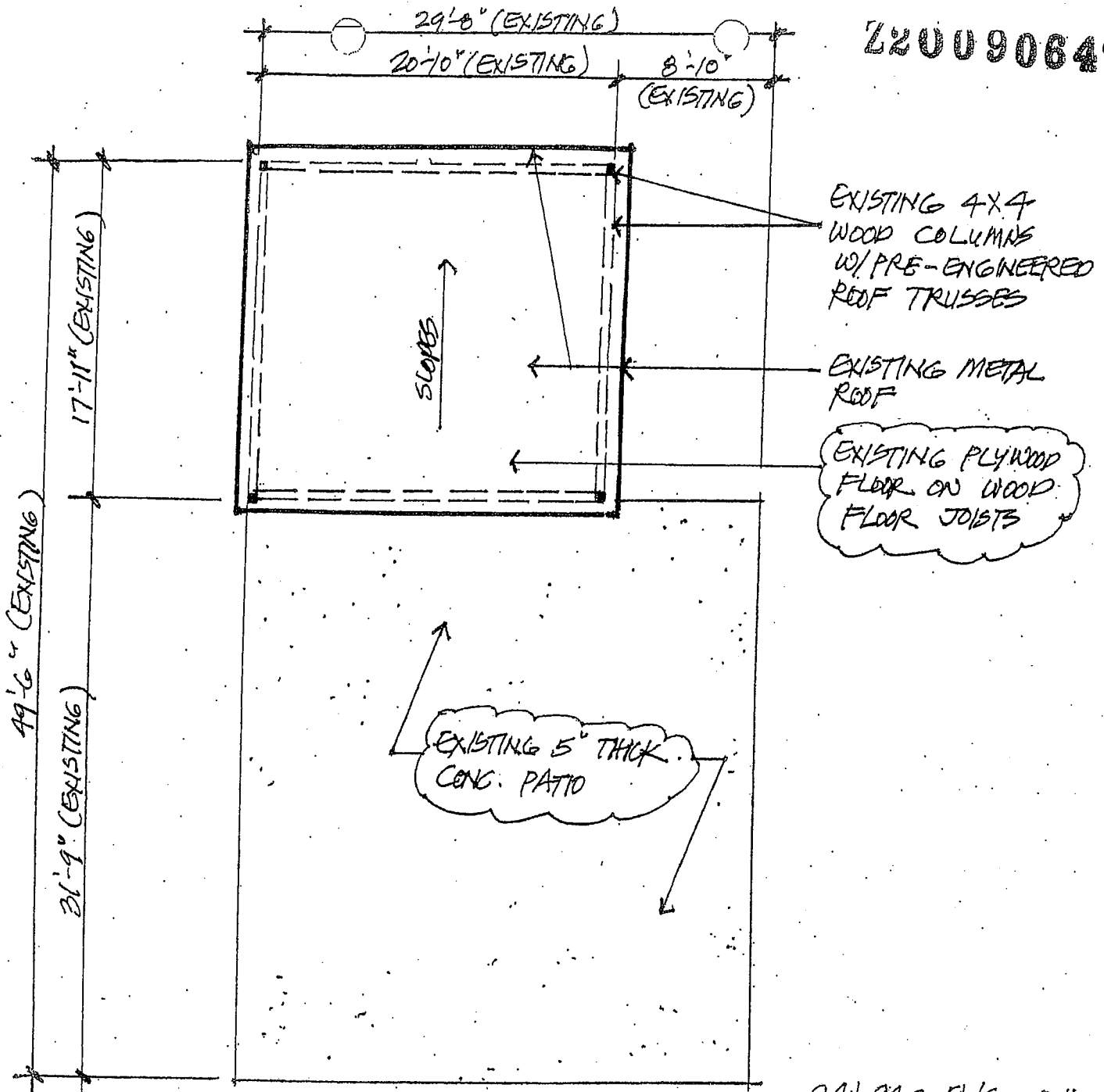
11740 S. ZARZAMORA STREET
 SAN ANTONIO, TEXAS 78224

DATE: 3-16-09
 SHEET

E.O.S.: 2

3 OF 6

Z20090645



Existing Open Shed

50' x 18" = 1'-0"

3

OWNERS:

MR. & MRS. CARLOS CHAVEZ &
MR. & MRS. GRABIEL CHAVEZ

Z20090645

PH.: (210)-725-0407 or (210)-535-3258

A PROPOSED SPECIFIC USE AUTHORIZATION
at ZARZAMORA RANCH

11740 S. ZARZAMORA STREET
SAN ANTONIO, TEXAS 78224

DATE: 3-16-09
SHEET

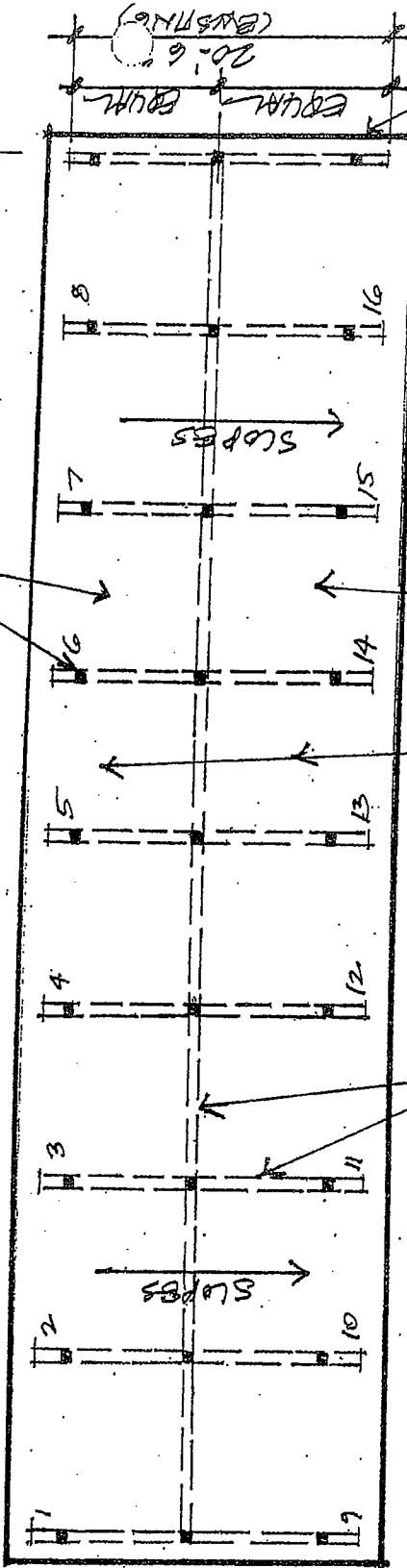
E.O.S.-3

4 OF 6

Z20090643

(8) EQUAL HORSE STALLS = 81'-9"
(EXISTING)

EXISTING 4x4 WOOD
COLUMNS W/
PRE-ENGINEERED
ROOF TRUSSES



EXISTING LOW PLYWOOD
SEPARATING WALLS
3 1/2" WIDE (TYPICAL)

EXISTING METAL SHED
ROOF

EXISTING SAND GROUND

EXISTING GRAVEL
FINISH

1075.88 sq. ft. / existing sand ground

Existing Horse Stable Prep. Area - #1

SC: 3/16/10

4

OWNERS:

MR. & MRS. CARLOS CHAVEZ &
MR. & MRS. GRABIEL CHAVEZ

A PROPOSED SPECIFIC USE AUTHORIZATION
at ZARZAMORA RANCH

11740 S. ZARZAMORA STREET
SAN ANTONIO, TEXAS 78224

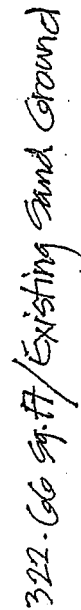
DATE: 3-16-09
SHEET

E.H.S.P.-1

5 OF 6

Z20090643

PH: (210)-725-0407 or (210)-535-3258



Existing Horse Stable Prep. Area - #2

$$x: 1/a = 1/1.25$$

6 OF 6

Neighborhood and Urban Design Division

Zoning Case Review

Zoning Case No.: Z2009064

Address: 11740 S. Zazamora

Existing Zoning: MI-1

Requested Zoning: MI-1 Specific Use Authorization

Registered Neighborhood Association(s): None

Neighborhood/Community/Perimeter Plan: City South Community Plan

Future Land Use for the site: Agriculture and Light Industrial

Analysis:

The subject property is approximately 135.9860 acres located at 11740 S. Zazamora. The applicant is seeking a zoning designation, MI-1 Specific Use Authorization, to operate a horse training facility. The subject property is located within the City South Community Plan, just north of Mauermann Dr. and east of S. Zazamora. Agriculture property is located to the north, south, east, and west of the property. There is currently a horse race track on the property which will be utilized for training purposes.

The site of the proposed request is designated Agriculture and Light Industrial. However, since the base zoning is not changing the applicant will not need a plan amendment. One of the goals stated in the City South Community Plan is to " Preserve as much as 25% of the developable land to maintain the area' s rural character and retain agricultural practices." By maintaining the base zoning a horse training facility will keep in the spirit of the plan.

☐ Request conforms to Land Use Plan

☐ Request does not conform to Land Use Plan

☒ Consistency not required because base zoning not changing

Staff Recommendation:

☒ Approval

☐ Denial

☐ Alternate Recommendation

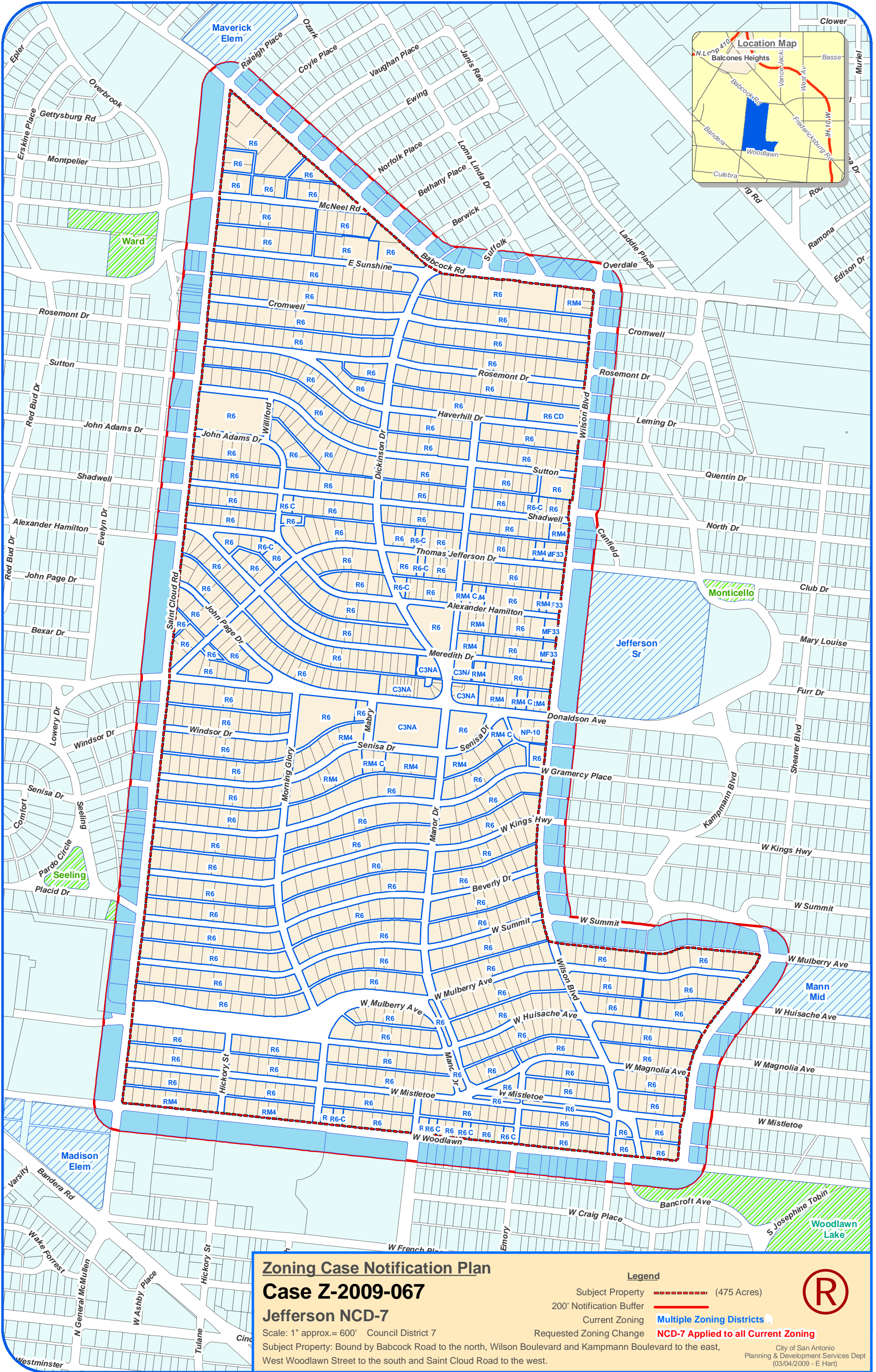
Reviewer: Sidra Maldonado

Title: Planner

Date: 02/18/09

Manager Review: Nina Nixon-Mendez

Date: 02/18/09



Zoning Case Notification Plan

Case Z-2009-067

Jefferson NCD-7

Scale: 1" approx.= 600' Council District 7
Subject Property: Bound by Babcock Road to the north, Wilson Boulevard and Kampmann Boulevard to the east, West Woodlawn Street to the south and Saint Cloud Road to the west.

Legend

- Subject Property (475 Acres)
- 200' Notification Buffer
- Current Zoning
- Requested Zoning Change

Multiple Zoning Districts

NCD-7 Applied to all Current Zoning



CASE NO: Z2009067

Final Staff Recommendation - Zoning Commission

Date: April 07, 2009

Council District: 7

Ferguson Map: 581D7

Applicant Name:

Owner Name:

City of San Antonio, Planning and
Development Services Department

Multiple Property Owners

Zoning Request: From Multiple Zoning Districts to Add the Jefferson Neighborhood Conservation District-7.

Property Location: Multiple legal descriptions generally bound by Babcock Road to the north; Wilson Boulevard and Kampmann Boulevard to the east; West Woodlawn Street to the south; and Saint Cloud Road to the west.

Multiple addresses.

Multiple locations.

Proposal: To create a Neighborhood Conservation District (Jefferson NCD-7).

Neigh. Assoc. Jefferson Neighborhood Association and Woodlawn Lake Community Association
(Monticello Park Neighborhood Association, Donaldson Terrace Neighborhood

Neigh. Plan Near Northwest Community Plan

TIA Statement: A Traffic Impact Analysis (TIA) is not required.

Staff Recommendation:

Approval.

The proposed Jefferson Neighborhood Conservation District is bound by Babcock Road to the north; Wilson Boulevard and Kampmann Boulevard to the east; West Woodlawn Street to the south; and Saint Cloud Road to the west. The proposed Jefferson Neighborhood Conservation District area consists of approximately 475 acres of land and 1451 parcels, primarily of "R-6" Residential Single-Family zoning. Other zoning designations that are located within the proposed Jefferson Neighborhood Conservation District area include "RM-4" Residential Mixed District, "NP-10" Neighborhood Preservation District, "MF-33" Multi-Family District, Conditional Zonings and "C-3NA" General Commercial District, Nonalcoholic Sales.

An application was submitted by the Jefferson area neighborhood to develop a Neighborhood Conservation District. The Jefferson area neighborhood was selected for NCD designation based on goals identified in the Near Northwest Community Plan, adopted in February 2004. Neighborhood Conservation District can be established in areas that possess distinctive character-defining features, where at least 75% of the land area within the district contains structures that are at least 25 years old and at least 75% of the land area within the district is improved or developed. The proposed Jefferson Area Neighborhood Conservation District meets the ordinance requirements with 97.95 % of the land area containing structures that are 25 years or older and 100% of the land area presently improved.

Staff supports the designation of approximately 475 acres of land and 1451 parcels within the Jefferson area neighborhood as a Neighborhood Conservation District. A Neighborhood Conservation District has design standards which address the character-defining features of the neighborhood and reflect the style and/or form of the neighborhood block. It is a neighborhood revitalization tool that provides a more predictable course of development for both neighborhood property owners and the development community. Neighborhood Conservation Districts are designed as overlays to the regular zoning districts.

CASE NO: Z2009067

Final Staff Recommendation - Zoning Commission

CASE MANAGER : Pedro Vega 207-7980

Neighborhood and Urban Design Division

Zoning Case Review

Zoning Case No.: Z2009067

Existing Zoning: Various

Requested Zoning: Various

Registered Neighborhood Association(s): Jefferson Neighborhood Association, and the Woodlawn Lake Community Association

Neighborhood/Community/Perimeter Plan: Near Northwest Community Plan

Future Land Use for the site: Various

Analysis:

A Neighborhood Conservation District is an overlay zoning district that contains design guidelines for new development. Property owners, together with Planning staff, develop the design guidelines through a transparent and collaborative neighborhood effort.

The Jefferson Neighborhood Conservation District, if adopted, will be the 7th conservation district within the city. The boundary for this area includes Babcock to the north, Wilson and Kampman to the east, Woodlawn to the south, and St. Cloud to the west. There are approximately 475 acres and 1,451 parcels within the boundary area.

The process for designation for this area began in 2004, but was suspended due to departmental program redirection. It resumed in the spring, 2008, and the final draft document was completed in March, 2009. There have been 25 Planning Team meetings and four public meetings held at the Jefferson High School Campus; September 10, 2008, October 21, 2008, December 11, 2008, and March 5, 2009.

The Jefferson NCD was selected based on the goals of the adopted Near Northwest Neighborhood Plan.

The Neighborhood Conservation District is supported by the Jefferson Neighborhood Association and the Woodlawn Lake Community Association.

This zoning change request does not alter the base zoning for the properties within the overlay boundary. This request will attach the NCD-7 designation to the existing zoning of the properties within the overlay boundary.

The intent of the NCD overlay is to protect and preserve the existing neighborhood character by providing architectural design standards for new and rehabilitative structures. This program will be administered by the Neighborhood and Urban Design Section of the Planning and Development Department via the permitting process.

☐ Request conforms to Land Use Plan

☐ Request does not conform to Land Use Plan

☒ Consistency not required because base zoning not changing.

Staff Recommendation:

☒ Approval

☐ Denial

☐ Alternate Recommendation:

Reviewer: Gary Edenburn

Title: Senior Planner

Date: 03/26/09

Manager Review: Nina Nixon-Mendez

Title: Planning Manager

Date: 03/26/09

03/28/2008

Neighborhood and Urban Design Division Zoning Case Review

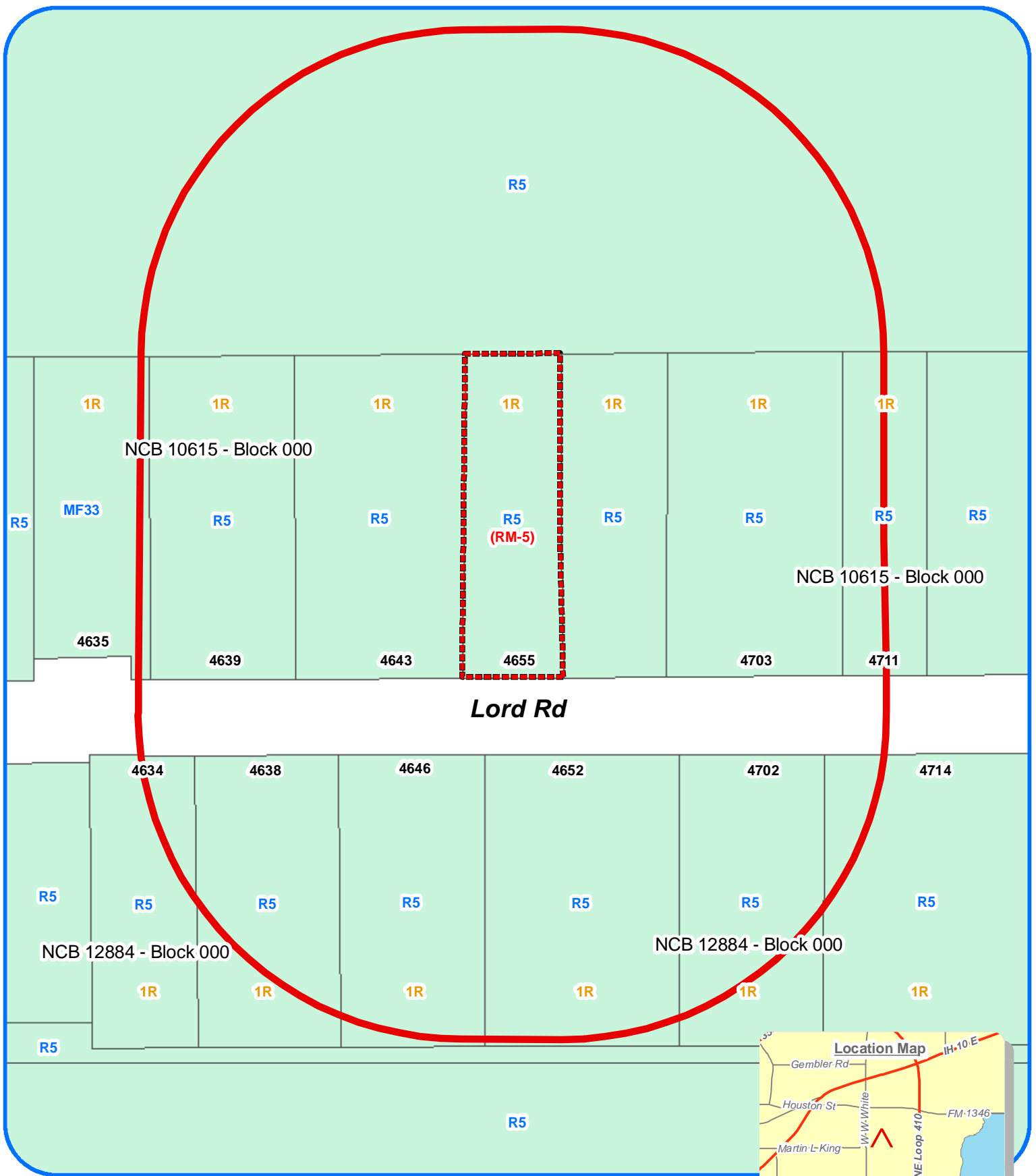
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Jefferson
Neighborhood Conservation District
City of San Antonio

**City of San Antonio
Planning & Development
Services Department**
1501 S. Alamo
San Antonio, TX 78205



0 500 1,000 2,000 Feet



Zoning Case Notification Plan

Case Z-2009-068

Council District 2

Scale: 1" approx. = 80'

Subject Property Legal Description(s): NCB 10615 - Block 000 - W 1/2 of N 200.5 ft of A-32

Legend

- Subject Property (0.276 Acres)
- 200' Notification Buffer
- Current Zoning **R6**
- Requested Zoning Change **(RM5)**
- 100-Year FEMA Floodplain



Planning & Development Services Dept
City of San Antonio
(03/03/2009 - E Hart)

CASE NO: Z2009068

Final Staff Recommendation - Zoning Commission

Date: April 07, 2009

Council District: 2

Ferguson Map: 618 E6

Applicant Name:

Joe and Elida Elizalde

Owner Name:

Joe and Elida Elizalde

Zoning Request: From "R-5" Residential Single-Family District to "RM-5" Residential Mixed District.

Property Location: .276 of an acre out of A-32, NCB 10615

4655 Lord Road

On the north side of Lord Road, east of South W.W. White Road

Proposal: To allow for a duplex

Neigh. Assoc. Huntleigh Park Residents Association and Dellcrest Area Neighborhood Association within 200 feet

Neigh. Plan None

TIA Statement: A Traffic Impact Analysis (TIA) is not required.

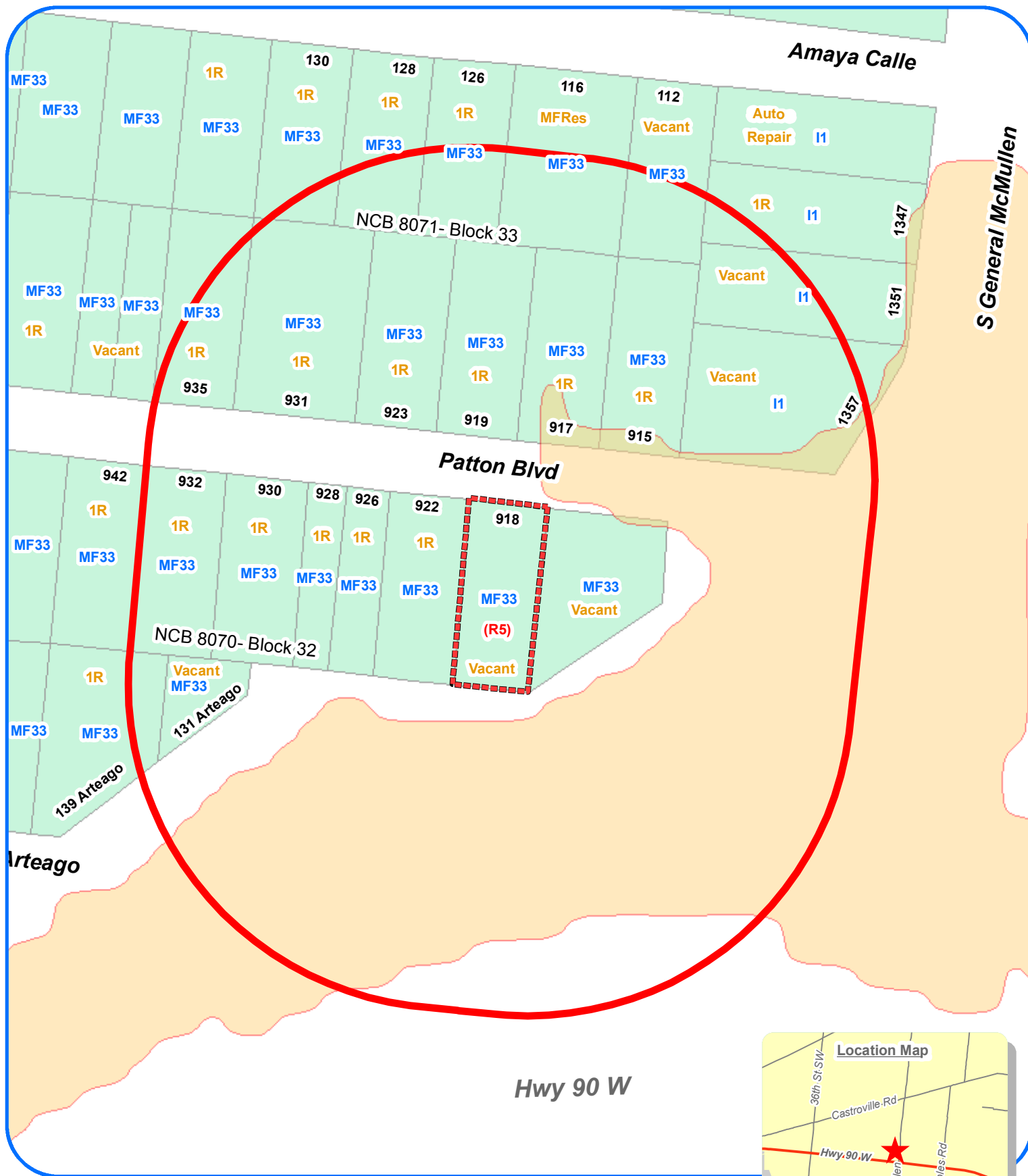
Staff Recommendation:

Denial

The subject property is located on east side of San Antonio, on the north side of Lord Road, east of South W.W. White Road. The property was annexed in September of 1957, and totals .276 acres and is currently occupied by a metal building. The existing metal building was constructed in 1983 and measures approximately 900 square feet. The subject property was originally zoned "A" Single-Family Residence District, which converted to "R-5" Residential Single-Family District upon adoption of the 2001 Unified Development Code. The surrounding zoning consists of "R-5" Residential Single-Family District to the north, west, east and across Lord Road to the south. Uses along Lord Road are predominantly single-family dwellings. The proposal is to construct a two-family dwelling on the .276 acres.

This request does not conform to the proposed Eastern Triangle Community Plan. The proposed future land use plan designates the subject property as low density residential. Continuation of infill and housing rehabilitation development to maintain existing neighborhood character is desired. Allowing the proposed use further into the neighborhood surrounded by single-family dwellings could be a nuisance to neighboring residents. Staff finds the request to be inappropriate for the subject property location, as it would constitute medium density encroachment into a well established residential neighborhood. A single-family dwelling would be appropriate while preserving the neighborhood character.

CASE MANAGER : Pedro Vega 207-7980



Zoning Case Notification Plan

Case Z2009069

Council District 6

Scale: 1" approx. = 80'

Subject Property Legal Description(s): Lots 13 and 14, Block 32, NCB 8070

Legend

- Subject Property (0.1274 Acres)
- 200' Notification Buffer
- Current Zoning **MF33**
- Requested Zoning Change **(R5)**
- 100-Year FEMA Floodplain



Planning & Development Services Dept
City of San Antonio
(03/03/2009 - P Trinkle)

CASE NO: Z2009069

Final Staff Recommendation - Zoning Commission

Date: April 07, 2009

Council District: 6

Ferguson Map: 615 C8

Applicant Name:

Owner Name:

SD Homes Inc.

SD Homes Inc.

Zoning Request: From "MF-33" Multi-Family District to "R-5" Residential Single-Family District.

Property Location: Lots 13 and 14, Block 32, NCB 8070

918 Patton Boulevard

On the south side of Patton Boulevard, east of Juanita Street

Proposal: To allow single-family residential development

Neigh. Assoc. Greater Gardendale Neighborhood Association

Neigh. Plan None

TIA Statement: A Traffic Impact Analysis (TIA) is not required.

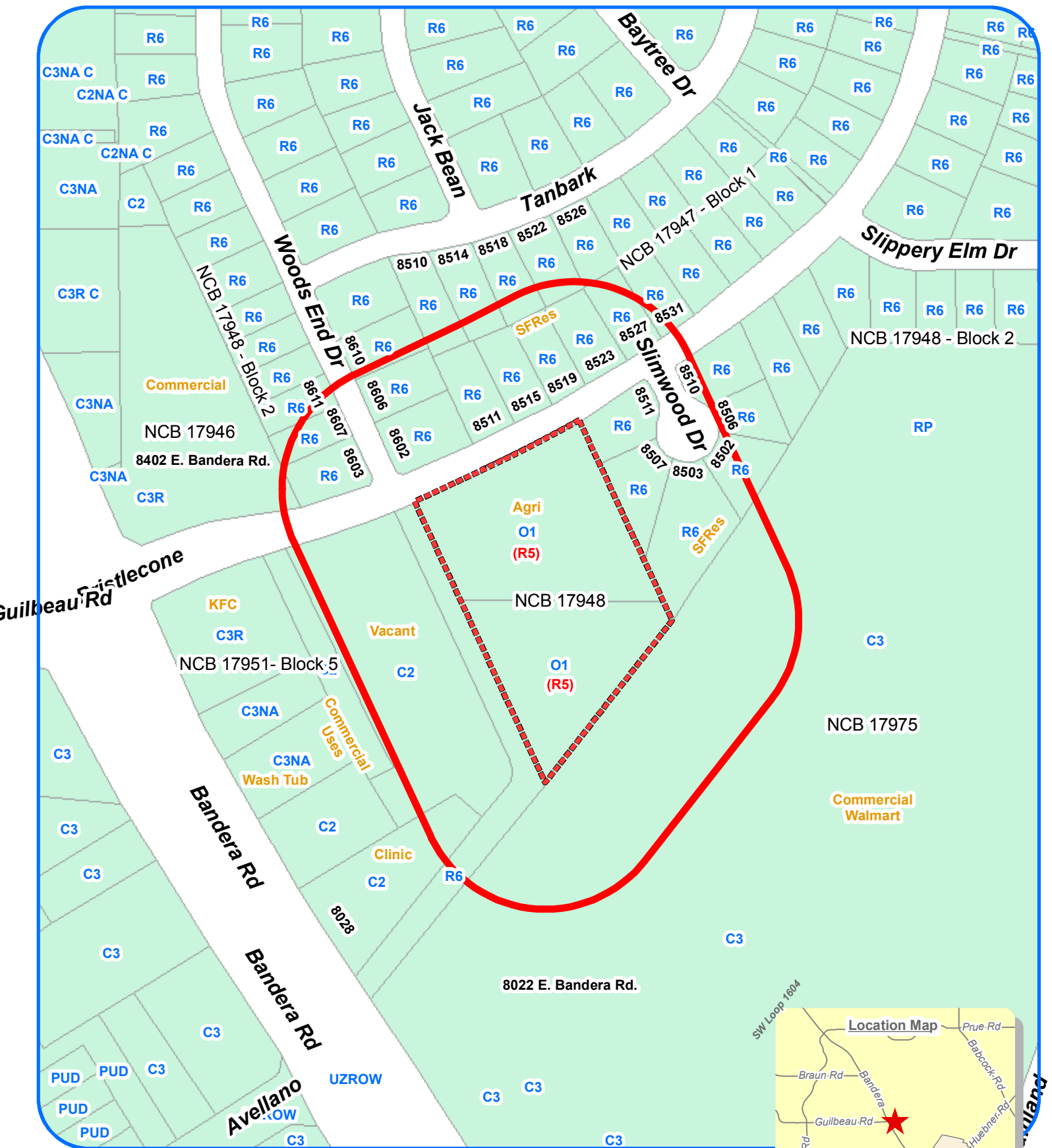
Staff Recommendation:

Approval.

The subject property, approximately 0.13 acres of undeveloped land, is located on the south side of Patton Boulevard east of Juanita Street. The property was annexed in July 1945, per Ordinance 2381; and was originally zoned "C" Apartment District. Upon the adoption of the 2001 Unified Development Code, the previous zoning converted to the current "MF-33" Multi-Family District. Surrounding zoning includes "MF-33" to the north, west, east, and southwest; with "I-1" General Industrial District located to the northeast along Gen. McMullen. Surrounding land uses include single-family homes to the north, west, east, and southwest; with auto repair and a restaurant to the northeast. The subject property abuts Highway 90 right-of-way to the south.

Staff finds the applicant's request to be an appropriate down-zoning for the property. The surrounding neighborhood is composed predominantly of single-family homes with multi-family zoning. These properties could be converted to accommodate multiple dwelling units per lot without requiring a zoning change, which could diminish the low-density residential character of the neighborhood. The applicant's request for a single-family zoning district works to preserve the single-family nature of the neighborhood by removing the possibility for multiple units on one lot. Additionally, construction of a new home would act to replenish the housing stock within the Greater Gardendale Neighborhood.

CASE MANAGER : Micah Diaz 207-5876



Zoning Case Notification Plan

Case Z-2009-070

Council District 7

Scale: 1" approx. = 200'

Subject Property Legal Description(s): A 2.777 acre tract of land out of NCB 17948

Legend

- Subject Property (2.777 Acres) ■■■■■■■■■■
- 200' Notification Buffer —————
- Current Zoning O1
- Requested Zoning Change (R5)
- 100-Year FEMA Floodplain —————



Planning & Development Services Dept
City of San Antonio
(03/02/2009 - P Trinkle)

CASE NO: Z2009070

Final Staff Recommendation - Zoning Commission

Date: April 07, 2009

Council District: 7

Ferguson Map: 547 E7

Applicant Name:

Owner Name:

GIA Group, L. L. C.

GIA Group, L. L. C.

Zoning Request: From "O-1" Office District to "R-5" Residential Single-Family District.

Property Location: A 2.777 acre tract of land out of NCB 17948

8500 Block of Bristlecone Drive

On the southeast side of Bristlecone Drive, northeast of Bandera Road

Proposal: To allow for a single-family development

Neigh. Assoc. None

Neigh. Plan Huebner/Leon Creek Community Plan

TIA Statement: A Traffic Impact Analysis (TIA) is not required.

Staff Recommendation:

Approval, pending plan amendment

The subject property is a 2.777 acre undeveloped site situated southeast of the intersection of Bristlecone Street and Woodsend Drive and located one block east of Bandera Road. The requested residential zoning is appropriate for the subject property, as the property fronts on a local street and it would allow the expansion of single-family dwellings into an existing single-family residential development. There are single-family dwellings immediately adjacent to the subject property to the east, and single-family dwellings to the north, directly across from the subject property, that have frontage and access to Bristlecone Drive. A residential zoning district consistent with the current surrounding land use would be more appropriate for the subject property, promoting a less intense use and preserve the neighborhood character.

The subject property was annexed in December of 1985 and was originally zoned Temporary "R-1". Single-Family Residence District, which converted to "R-6" Residential Single-Family District upon adoption of the 2001 Unified Development Code. In 2006, the owner of the property filed a zoning application to change the zoning from "R-6" Residential Single-Family District to "C-3" General Commercial District. On February 6, 2007, Zoning Commission recommended approval of "C-2" Commercial District. The case was heard by the City Council on September 6, 2007 and recommended approval of "O-1" Office District.

The requested zoning change is not consistent with the Huebner/Leon Creek Community Plan. The subject property is currently designated for Community Commercial land use. The subject property was originally designated for Medium Density Residential land use when the Huebner/ Leon Creeks Community Plan was adopted in 2003. A request for a plan amendment was filed in August 2006 and, after continuances on September 27, 2006, and October 25, 2006, the Planning Commission recommended approval to amend the Plan from Medium Density Residential to Community Commercial during the November 22, 2006, public hearing of the item. On September 6th, 2007, City Council approved an amendment to the Land Use Plan to change the designation to Community Commercial. Because the zoning request is inconsistent with the Huebner/ Leon Creeks Future Land Use Plan a plan amendment would be required.

CASE NO: Z2009070

Final Staff Recommendation - Zoning Commission

CASE MANAGER : Pedro Vega 207-7980

Neighborhood and Urban Design Division

Zoning Case Review

Zoning Case No.: Z2009070

Address: 8500 Block of Bristlecone (Lots P-9 & P-20E, NCB 17948)

Existing Zoning: O1

Requested Zoning: R-5

Registered Neighborhood Association(s): None

Neighborhood/Community/Perimeter Plan: Huebner/Leon Creeks Community Plan

Future Land Use for the site: Community Commercial (Ordinance 2007-09-06-0966)

Analysis:

The subject property is a 2.777 acre undeveloped site situated southeast of the intersection of Bristlecone Street and Woodsend Drive and located 1-block east of Bandera Road. The parcels to the north (across Bristlecone Street) and east are zoned R6 and are occupied by single family residential dwellings. The property to the south is zoned C3 and is occupied by a Wal-Mart Supercenter. The property to the west is zoned R6 and C2 and is vacant save a private drive that provides access to the Wal-Mart from Bristlecone Street.

The subject property is currently designated for Community Commercial land use. The subject property was originally designated for Medium Density Residential land use when the Huebner/ Leon Creeks Community Plan was adopted in 2003. In August 2006, the owner of the property filed a plan amendment request to change the future land use designation from Medium Density Residential to Regional Commercial. On September 6th, 2007, City Council approved an amendment to the Land Use Plan to change the designation to Community Commercial. The Community Commercial land use category provides for offices, professional services, and retail uses that are accessible to bicyclists and pedestrians. Community Commercial should be located at nodes on arterials at major intersections or where an existing commercial area has been established. A majority of the ground floor façade should be composed of windows. Parking areas should be located behind the building, with the exception of one row of parking facing the street. Additionally, all off-street parking and loading areas adjacent to residential uses should have buffer landscaping, lighting and signage controls. Examples of Community Commercial uses include cafes, offices, restaurants, beauty parlors, neighborhood groceries or markets, shoe repair shops and medical clinics.

The applicant is requesting R-5 single-family residential zoning so that single family residential dwellings may be developed on the subject property. This zoning request is inconsistent with the Huebner/ Leon Creeks Future Land Use Plan land use designation for the subject property.

☐ Request conforms to Land Use Plan

☒ Request does not conform to Land Use Plan

☐ Consistency not required because base zoning not changing

Staff Recommendation:

☒ Approval, pending plan amendment

☐ Denial

☐ Alternate Recommendation

A request to change the future land use designation for the subject property to Low Density Residential or Medium Density Residential would return the subject property to the originally approved designation.

Reviewer: Michael Taylor

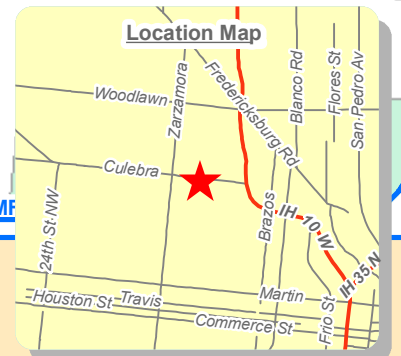
Title: Senior Planner

Date: 03/02/09

Manager Review: Nina Nixon-Mendez

Date: 03/06/09

12/30/04



Zoning Case Notification Plan

Case Z2009071

Council District 1

Scale: 1" approx. = 100'

Subject Property Legal Description(s): Lots D and E, Block 21, NCB 2084

Legend

- Subject Property (0.1290 Acres)
- 200' Notification Buffer
- Current Zoning MF33
- Requested Zoning Change (R5)
- 100-Year FEMA Floodplain



Planning & Development Services Dept
City of San Antonio
(03/05/2009 - P Trinkle)

CASE NO: Z2009071

Final Staff Recommendation - Zoning Commission

Date: April 07, 2009

Council District: 1

Ferguson Map: 616 B2

Applicant Name:

Owner Name:

Daniel Valdez

Daniel Valdez

Zoning Request: From "MF-33" Multi-Family District to "C-3" General Commercial District.

Property Location: Lots D and E, Block 21, NCB 2084

918 Culebra Road

On the south side of Culebra Road, between Calaveras and Navidad

Proposal: To allow auto and light truck repair and tire repair

Neigh. Assoc. Gardendale Neighborhood Association

Neigh. Plan None

TIA Statement: A Traffic Impact Analysis (TIA) is not required.

Staff Recommendation:

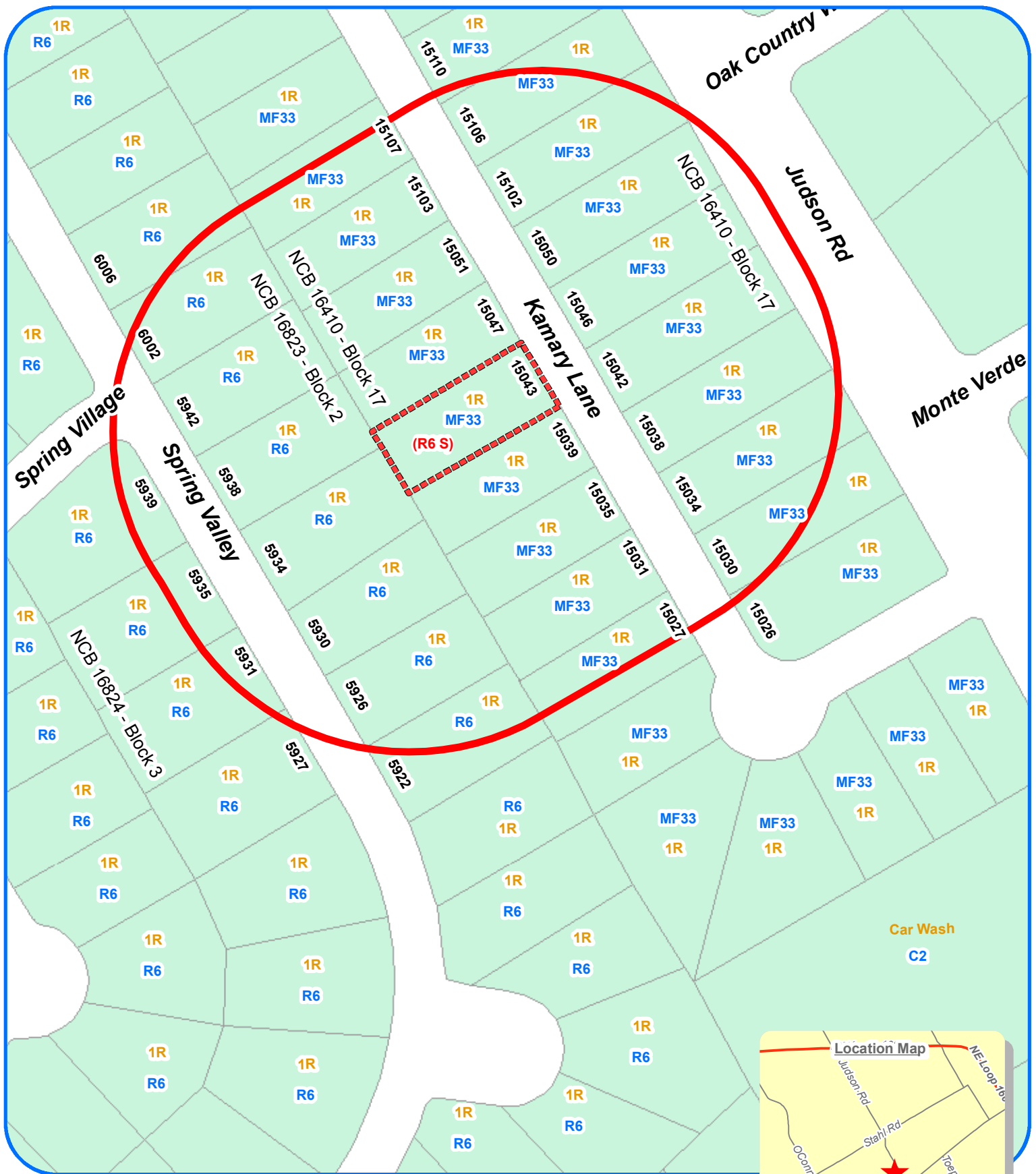
Denial.

The subject property, located on the south side of Culebra Road between Calaveras and Navidad, is approximately 0.13 acres. The subject property is occupied by a single-family home which measures approximately 1,200 square feet and was constructed in 1919. The property was originally zoned "C" Apartment District. Upon the adoption of the 2001 Unified Development Code, the previous zoning converted to the current "MF-33" Multi-Family District. Surrounding zoning includes "MF-33" to the east, west, and south; "R-4" Residential Single-Family District to the north and northwest; with different office zoning districts located on a few parcels throughout the surrounding blocks. Surrounding land uses include single-family homes to the east, west, and south; churches to the north and east; and multiple offices to the north and west.

Staff finds the requested zoning to be inappropriate for the subject property as it would amount to intense commercial encroachment into a residential area. The property is located in the middle of a predominantly residential block. The only non-residential use on the block is a church and its affiliated parking lot. Although there are office uses on surrounding blocks, these uses are significantly less intense than the proposed auto repair facility. Many areas along Culebra are zoned for intense commercial uses. Staff does not support eliminating existing housing stock to make way for more commercial zoning.

New development in a "C-3" district would be subject to strenuous development standards when abutting residential uses, such as 30-foot side and rear setbacks and a 15-foot landscape buffer. However, the applicant is not proposing any new construction; and therefore, will not be obligated to meet setback or buffer requirements. The subject property is a relatively small lot which would offer no protection for the surrounding residences. Were the applicant proposing new construction which would trigger enforcement of setback and buffer requirements, the small lot would likely be rendered unusable.

CASE MANAGER : Micah Diaz 207-5876



Zoning Case Notification Plan

Case Z2009072 S

Council District 10

Scale: 1" approx. = 100'

Subject Property Legal Description(s): Lot 13, Block 17, NCB 16410

Legend

- Subject Property (0.1641 Acres)
- 200' Notification Buffer
- Current Zoning MF33
- Requested Zoning Change (R6 S)
- 100-Year FEMA Floodplain



Planning & Development Services Dept
City of San Antonio
(03/23/2009 - P Trinkle)

CASE NO: Z2009072 S

Final Staff Recommendation - Zoning Commission

Date: April 07, 2009

Council District: 10

Ferguson Map: 519 B6

Applicant Name:

Owner Name:

Micah & Laura Price

Micah & Laura Price

Zoning Request: From "MF-33" Multi-Family District to "R-6 S" Residential Single-Family District with a Specific Use Authorization for Licensed Child Care.

Property Location: Lot 13, Block 17, NCB 16410

15043 Kamary Lane

On the west side of Kamary Lane, between Creekway and Judson Road

Proposal: To allow a childcare facility

Neigh. Assoc. Spring Creek Neighborhood Alliance

Neigh. Plan None

TIA Statement: A Traffic Impact Analysis (TIA) is not required.

Staff Recommendation:

Approval, with conditions.

The subject property is approximately 0.16 of an acre, and is currently used as a single-family residence. The existing structure measures approximately 1,747 square feet and was built in 1999. The property was annexed in June 1973, per Ordinance 42200, and was originally zoned "R-3" Multi Family Residence District. Upon the adoption of the 2001 Unified Development Code, the previous zoning converted to the current "MF-33" Multi-Family District. Surrounding zoning includes "MF-33" to the north, south, and west; and "R-6" Residential Single-Family District to the west and farther to the east. There is a commercial node, consisting of "C-2" Commercial District and "C-3" General Commercial District, located southwest of the subject property at the intersection of Judson Road and Nacogdoches Road. The subject property is surrounded by single-family homes.

The UDC places the following requirements on the proposed type of child care facility:
Sec. 35-375. Day Care Facilities.

(a) License and Registration. All group day care homes, nursery schools, and day care centers shall have a current license issued by the Texas Department of Human Resources.

(b) Standards Within Residential Districts. Day care facilities shall comply with the following conditions within residential zoning districts:

(1) Outdoor play space shall not be permitted within the front yard area.

(2) No signs shall be permitted except for a name plate not exceeding one (1) square foot in size and attached flat to the main structure.

(c) Outdoor Play Areas. The outdoor play space for day care centers, group day care homes, and nurseries which abut or are located within a residential zoning district shall be enclosed by a six-foot tall solid (opaque) fence.

(d) Required Residency. The provision of day care in a single-family home which may be permitted by a specific use authorization shall require that the owner of the property in question occupy as their primary residence the home providing said day care services.

CASE NO: Z2009072 S

Final Staff Recommendation - Zoning Commission

Staff finds the requested zoning and specific use authorization to be appropriate given the proposal's limited size and scope. A Licensed Child Care home is limited to no more than 12 children, as defined by the State of Texas. The applicant has obtained the required licensing from the State, and has submitted the required site plan identifying the portion of the home that is used for child care (approximately 860 square feet). Staff believes that this rezoning request, if approved, would not constitute commercial encroachment into a residential area, as the property will continue to function as a residence.

In addition to the requirements listed above, staff recommends the following additional condition:

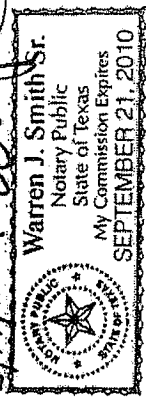
1. Hours of operation shall be limited to 7:00 a.m. to 6:00 p.m., Monday through Friday; closed Saturday and Sunday.

CASE MANAGER : Micah Diaz 207-5876

15043 Kamary LN
San Antonio, TX. 78247

HOME: 1747 Sqft.
Acreage: 0.1641
Childcare Area: 860 sqft.
Impervious Cover: 2690.8

3/17/2009 *Warren J. Smith Sr.*



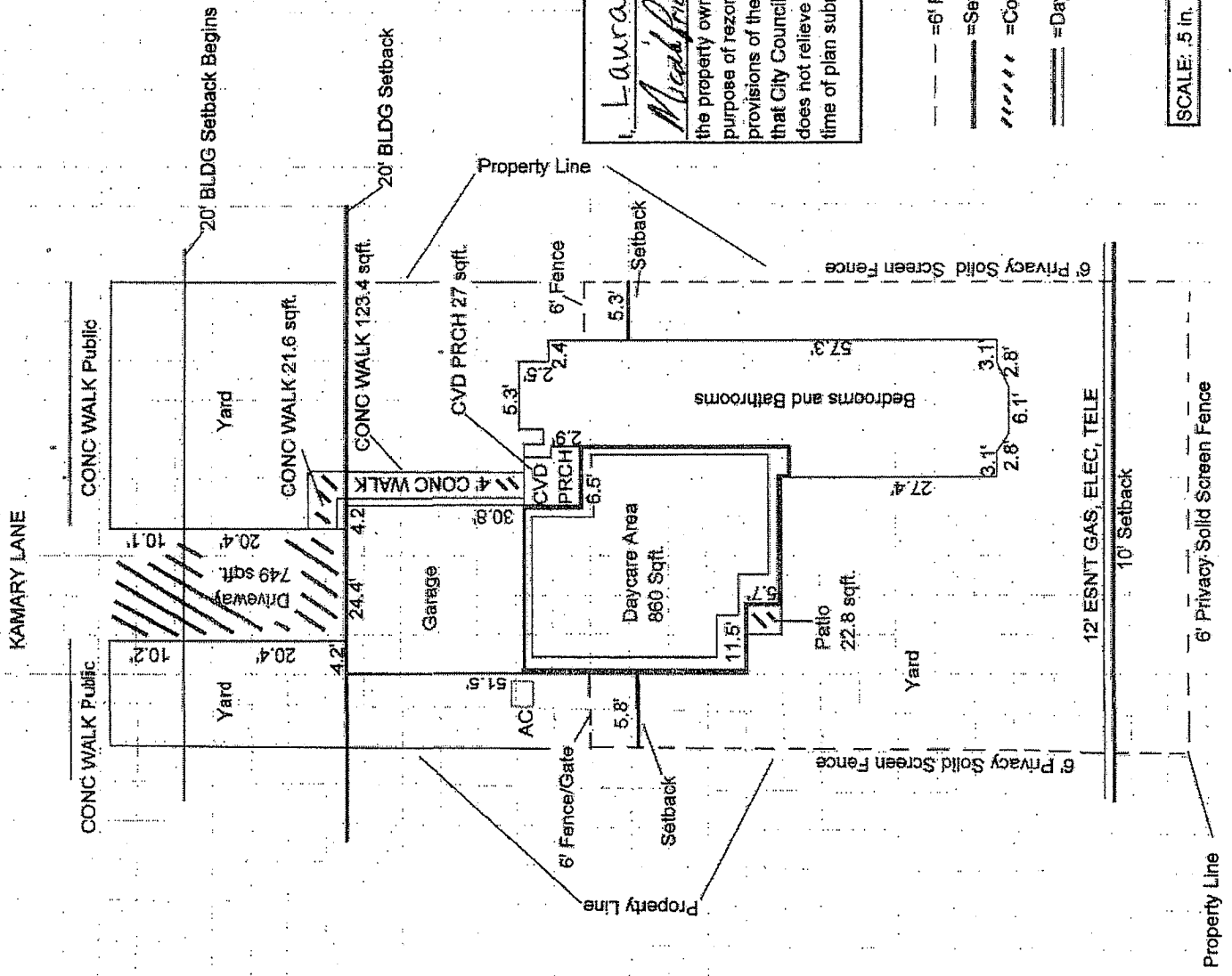
Laura Price Jarama Price
Mead Price M.D.

the property owner, acknowledges that this site plan submitted for the purpose of rezoning this property is in accordance with all applicable provisions of the Unified Development Code. Additionally, I understand that City Council approval of a site plan in conjunction with a rezoning case does not relieve me from adherence to any/all City-adopted Codes at the time of plan submittal for building permits.

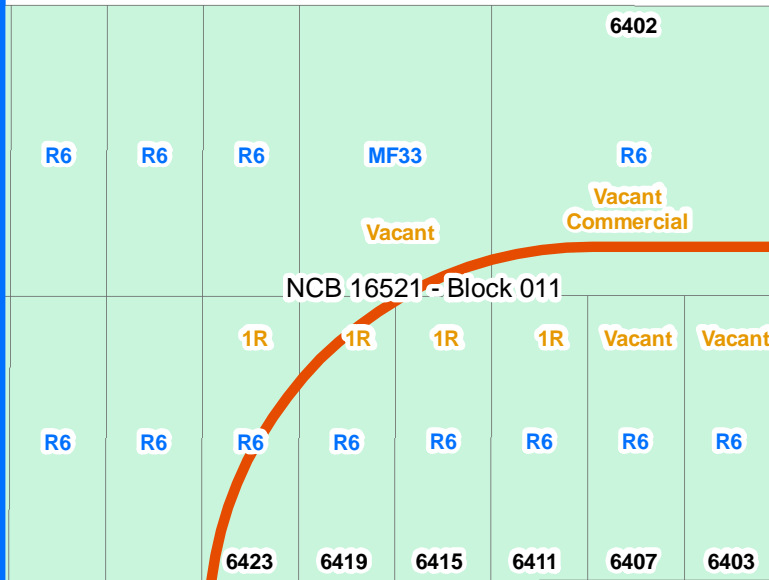
Meade Price M.D.
Laura Price Jarama Price

- = 6' Privacy Solid Screen Fence
- ==== = Setback
- ||||| = Conc Walk, Patio, PROCH, Driveway
- ===== = Daycare Area

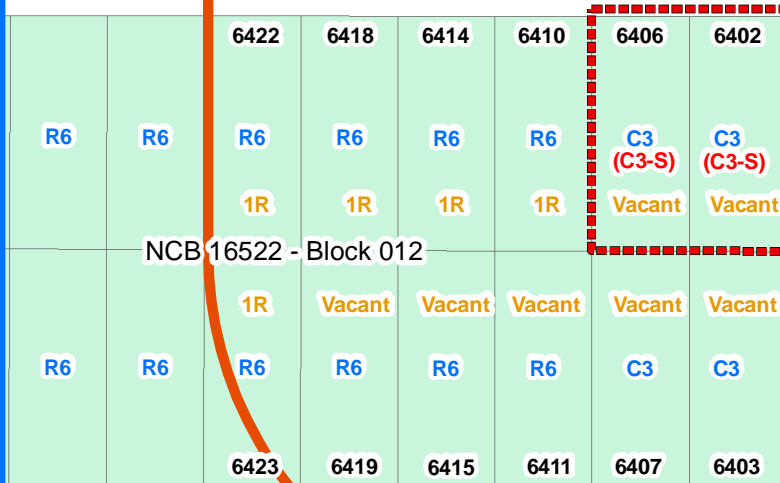
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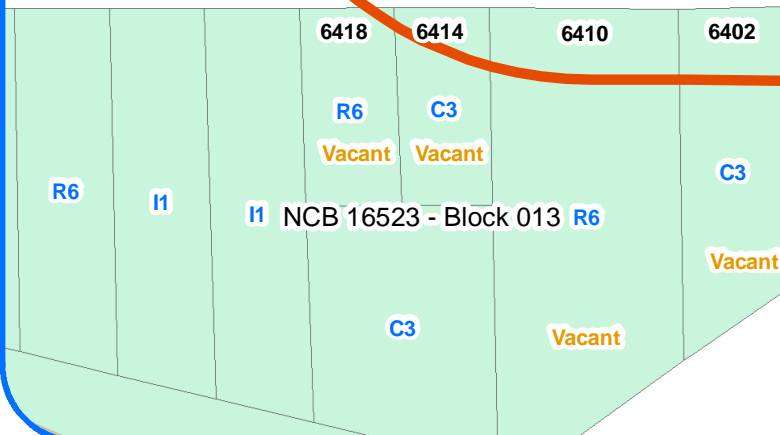
Elmer Blvd



Tahoka Blvd



Marcum



Arvil Ave

Rodriguez Rd

NCB 15332 - Block 055

Motel

C3NA

C3NA

C3NA

W Old Hwy 90



Zoning Case Notification Plan

Case Z-2009-073 S

Council District 6

Scale: 1" approx. = 100'

Subject Property Legal Description(s): NCB 16522 - Block 012 - Lots 14 and 15

Legend

- Subject Property (0.276 Acres)
- 200' Notification Buffer
- Current Zoning **R6**
- Requested Zoning Change **(R6)**
- 100-Year FEMA Floodplain



Planning & Development Services Dept
City of San Antonio
(03/23/2009 - E Hart)

CASE NO: Z2009073 S

Final Staff Recommendation - Zoning Commission

Date: April 07, 2009

Council District: 6

Ferguson Map: 614 B7

Applicant Name:

Martin Reyes

Owner Name:

William L. Lowry Trust

Zoning Request: From "C-3" General Commercial District to "C-3 S" General Commercial District with a Specific Use Authorization to allow a cabinet shop.

Property Location: Lots 14 and 15, Block 12, NCB 16522

6402 and 6406 Tahoka Boulevard

On the south side of Tahoka Boulevard between Julia Place to the west and Arvil Avenue to the east.

Proposal: To allow a cabinet shop

Neigh. Assoc. Cable-Westwood Association

Neigh. Plan None

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Denial

The subject property consists of undeveloped land situated at the southwest corner of Tahoka Boulevard and the Arvil Avenue; north of Old Highway 90. The property is adjacent to R-6 zoning to the north and west and C-3 zoning to the south and east. The surrounding land uses consist of undeveloped land to the north and south; residential dwellings to the west and the Econo Lodge motel to the east. The subject property was originally zoned "B-3" Business District. Upon adoption of the 2001 Unified Development Code, the previous zoning converted to "C-3" General Commercial District. This property was the subject of zoning case Z2006220. In this case, the applicant was denied a zoning change from "C-3 General Commercial District to "MF-33" Multi-Family District.

The applicant is requesting a zoning change to allow a cabinet shop. A cabinet shop is identified in the UDC as a use requiring a minimum zoning district of L to be permitted by-right. However, this use may also be allowed in C-3 with a Specific Use Authorization. The applicant's site plan shows a 2,400 square foot building on the southeast corner of Arvil Avenue and Tahoka Boulevard. Parking is planned to be accommodated on the northern portion of Lot 15. It is unclear how Lot 14 will be utilized based on the applicant's site plan.

Staff finds the request to be inappropriate given the prevalence of single-family residential uses to the west and southwest. Industrial uses are not recommended adjacent to residential uses. This use in particular, could pose a number of significant nuisances to the neighboring properties, including noise pollution, noxious fumes, and the addition of commercial and delivery traffic adjacent to single-family residential uses. In order to provide sustainable development, land uses should transition from more intense uses to less intense uses. While ideally this property would continue the development pattern of residential development in this established neighborhood, staff hopes future development would house a neighborhood oriented office or commercial use given the current zoning. The residential dwellings to the immediate west of the subject property are within close proximity to the subject property; thus, creating an adverse impact on the neighbors.

CASE NO: Z2009073 S

Final Staff Recommendation - Zoning Commission

Further, the subject property has access along Tahoka Boulevard and Arvil Avenue, which are both local streets. Industrial uses would be most appropriate within business or industrial parks with direct access to freeways.

Given the uses permitted within the requested zoning district and the adjacent homes, a Specific Use Authorization for a cabinet shop would be too intense at this location.

CASE MANAGER : Brenda Valadez 207-7945

Site Plan Details:

- Lot 15, Block 12, NCB 16522:** Contains a new 40' x 60' building (2,400 Sq. Ft.) with a 5' building setback and 5' planters on all sides.
- Lot 14, Block 12, NCB 16522:** Adjacent to Lot 15, containing a 10' x 10' trash area.
- Streets:** Tahoka Blvd. (6402 and 6406) and Arvil Ave. (4' existing sidewalk).
- Infrastructure:** 5' sidewalk, 5' planter, 4' existing sidewalk, ramp, and sawcut curb.
- Legend:**
 - 1. Area - 28 Ac.
 - 2. Map - 6,400 SF
 - 3. Lot - 6,400 SF
 - 4. Setback - 5' (See site plan)
 - 5. No off-street parking
 - 6. No off-street parking
 - 7. Vest property line of
 - 8. Vest & drive - See site plan
 - 9. Run way - Low output
 - 10. Collect stop
 - 11. Urban L. Low, the
 - 12. Run way - Low output
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Planning & Development Services Dept
City of San Antonio
(03/12/2009 - E Hart)

CASE NO: Z2009074

Final Staff Recommendation - Zoning Commission

Date: April 07, 2009

Council District: 5

Ferguson Map: 615 B4

Applicant Name:

Owner Name:

City of San Antonio

Adolfo Gonzales

Zoning Request: From "MF-33" Multi-Family District and "I-1" General Industrial District to "C-1" Light Commercial District.

Property Location: 3.9626 acres out of NCB 8324

5317 West Commerce Street

On the north side of West Commerce Street, between NW 34th Street and Allsup

Proposal: To bring into compliance

Neigh. Assoc. Memorial Heights Neighborhood Association

Neigh. Plan None

TIA Statement: A Traffic Impact Analysis is not required at this time, however a study may be required should future development occur.

Staff Recommendation:

Approval.

The subject property, consisting of approximately 4 acres of undeveloped land, is located on the north side of West Commerce Street between NW 34th Street and Allsup. The property was annexed in September 1945, per Ordinance 2590; and was originally split-zoned "C" Apartment District on the northern portion and "JJ" Commercial District on the southern portion. Upon the adoption of the 2001 Unified Development Code, the previous zonings converted to the current "MF-33" Multi-Family District and "I-1" General Industrial District, respectively. Surrounding zoning includes "R-6" Residential Single-Family District to the west; "R-4" Residential Single-Family District to the north and east; with a mix of residential and commercial districts to the south, southeast, and southwest along Commerce Street. The subject property is surrounded by single-family homes to the north, east, and west; with single-family homes, offices, a meeting hall, multiple auto-related businesses, a fencing company, and a church to the south along Commerce Street. These surrounding properties were the subject of two previous City-initiated, Community Development Block Grant (CDBG)-related rezoning cases that aimed to replace inappropriate multi-family and industrial zoning districts with single-family residential and commercial zoning that better suited the existing uses.

The subject property was previously occupied by a recycling facility which had a long history of code violations and non-compliance, which resulted in a fire that caused extensive damage to the property as well as a serious potential threat to the surrounding properties. This is a City-initiated case; the District 5 City Council office has requested that this property be rezoned to a district more appropriate for the existing adjacent uses and the surrounding residential neighborhood. Staff recommends "C-1" Light Commercial District. Staff is concerned with access to the subject property. The property is a "flag lot" with limited frontage on West Commerce Street. Per Section 35-515 (h) of the Unified Development Code, flag lots require a minimum driveway width of 10 feet and a minimum frontage at the right-of-way line of 14 feet. The subject property meets these requirements, and therefore can have access from West Commerce Street. The property also has access from La Gloria, a local residential street, which could encourage increased traffic through the

CASE NO: Z2009074

Final Staff Recommendation - Zoning Commission

residential neighborhood; but this will be an issue regardless of the property's zoning. Staff recommends "C-1" because it limits building size and prohibits intense commercial uses that are inconsistent with the surrounding residential neighborhood, while also supporting the continuation of commercial development along West Commerce.

Staff has been in contact with the property owner's representative, who has indicated the owner's opposition to rezoning.

CASE MANAGER : Micah Diaz 207-5876



**CITY OF SAN ANTONIO
OFFICE OF THE CITY COUNCIL
COUNCIL CONSIDERATION REQUEST**

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2008 FEB 12 PM 3:19

TO: Mayor & City Council

FROM: Councilwoman Lourdes Galvan, District 5

COPIES TO: Sheryl Sculley, City Manager; Leticia Vacek, City Clerk; Pat DiGiovanni, Deputy City Manager; Chris Callanen, Assistant to the City Council; Michael Bernard, City Attorney; Leticia Callanen, Special Projects Manager; Ramiro Gonzales, Special Projects Coordinator

SUBJECT: Re-zoning of 5317 West Commerce Street

DATE: February 7, 2008

Issue Proposed for Consideration


I ask for your support for the inclusion of the following item on the agenda of the earliest available meeting of the City Council:

I respectfully request that the Development Services Department's Zoning Staff recommend an appropriate re-zoning of 5317 West Commerce Street. I request that the Development Services Department expedite the re-zoning process for a zoning classification that would allow uses consistent and compatible with the surrounding neighborhood.

Brief Background

The subject property is currently split-zoned "I-1" General Industrial and "MF-33" Multi-Family Residential. The property was occupied by a recycling facility which had an extensive history of code violations and non-compliance which caused serious concerns to arise within the surrounding residential community, namely, that of a situation which would cause damage to the surrounding area. Unfortunately, the property did experience a fire that resulted in extensive damage to the subject property as well as a serious potential threat to the surrounding area. The re-zoning of this property to a zoning classification appropriate for the existing adjacent uses and surrounding residential neighborhood would allow for more consistent zoning in the area, and the opportunity to avoid future risks to residential homes by making future uses on the site more compatible with, and less dangerous to, the neighborhood.

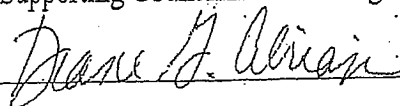
Submitted for Council consideration
by:


Councilwoman Lourdes Galvan, District 5

Supporting Councilmembers' Signatures (4 only)

District No.

1.



8

- 2. Mary Alice P. Cisneros 1
- 3. Charles L. May Jr. for Jennifer Ramos 3
- 4. [Signature] 7

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A RESOLUTION 2009-03-05-0006R

DIRECTING DEVELOPMENT SERVICES STAFF TO INITIATE A CHANGE IN THE ZONING DISTRICT BOUNDARY OF PROPERTY LOCATED AT 5317 WEST COMMERCE STREET, TO CHANGE INCONSISTANT ZONING OF PROPERTY TO APPROPRIATE ZONING DISTRICTS COMPATIBLE WITH THE CURRENT USE AND THE SURROUNDING AREA.

* * * * *

WHEREAS, City Council desires to initiate a change in the zoning district boundary of properties which are inconsistent to appropriate zoning districts compatible with the current use and the surrounding area in accordance with Chapter 211 of the Texas Local Government Code and Article III of the San Antonio Unified Development Code; NOW THEREFORE;

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:


Section 1. The City Council hereby directs City Staff to initiate a change in the zoning district boundary of property generally located at 5317 West Commerce Street, to change inconsistent zoning district boundaries of properties to appropriate zoning districts compatible with the current use and the surrounding area.

Section 2. This resolution shall be effective on March 15, 2009.

PASSED AND APPROVED this 5th day of March, 2009.


M A Y O R
PHIL HARDBERGER

ATTEST: 
City Clerk

APPROVED AS TO FORM: 
For City Attorney



Zoning Case Notification Plan

Case Z-2009-075 CD

Council District 1

Scale: 1" approx. = 100'

Subject Property Legal Description(s): NCB 02877 - Block 002 - Lots 11 and 12

Legend

- Subject Property (0.26 Acres)
- 200' Notification Buffer
- Current Zoning **R6**
- Requested Zoning Change **(R6)**
- 100-Year FEMA Floodplain



Planning & Development Services Dept
City of San Antonio
(03/23/2009 - E Hart)

CASE NO: Z2009075 CD

Final Staff Recommendation - Zoning Commission

Date: April 07, 2009

Council District: 1

Ferguson Map: 616 F7

Applicant Name:

Owner Name:

Edward & Dana Haverlah

Edward & Dana Haverlah

Zoning Request: From "H C-2" Commercial, King William Historic District to "H C-2 CD" Commercial, King William Historic District with a Conditional Use for Auto Sales (motor scooter sales).

Property Location: Lots 11 and 12, Block 2, NCB 2877

1315 South St. Mary's Street

The northwest corner of the intersection of Barbe Street and South St. Mary's.

Proposal: To allow auto sales (motor scooter sales).

Neigh. Assoc. King William Association. The Lavaca Neighborhood Association is within 200 feet.

Neigh. Plan Downtown Neighborhood Plan

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Approval, with conditions

The subject property is located at the northwest corner of the intersection of Barbe Street and South St. Mary's. The subject property is 0.2640 of an acre in size and is occupied by a 3,600 square foot commercial building. The property is adjacent to RM-4 zoning to west, C-3 zoning to the south and C-2 zoning to the north and east. The surrounding land uses consist of residential dwellings to the west and residential and commercial uses to the north, south and east.

The applicant is requesting a zoning change to allow auto sales (motor scooter sales). Staff finds the request to be appropriate given the subject property's location along a major arterial South St. Mary's (a Secondary Arterial "Type B" street) and the prevalence of commercial zoning and uses to the north, south and east. Additionally, the existing structure is commercial in nature with the appropriate amount of frontage and building orientation along said major arterial. Auto sales is identified in the UDC as a use requiring a minimum zoning district of C-3 to be allowed by right. In accordance with Section 35-422, Table 422-1 of the Unified Development Code, any use allowed by right in C-3 General Commercial District may be allowed as a conditional use in C-2. Additionally, the proposed zoning district and use of the property are consistent with the current development pattern along this portion of South St. Mary's. There are parcels in the immediate vicinity which may be developed with these types of uses in the future as they are zoned commercial.

Further, the application of a conditional use provides an opportunity to limit the impact of the proposed use on surrounding properties. C-2 CD would limit the scope of the use allowed and restrict future occupancy should the use cease for 12 consecutive months. To limit the impact that a full scale auto sales business would have in this area, staff suggests condition #1, which would eliminate the viability of a major dealership since display of all goods take place only indoors.

Should the Zoning Commission recommend approval, staff recommends the following condition:

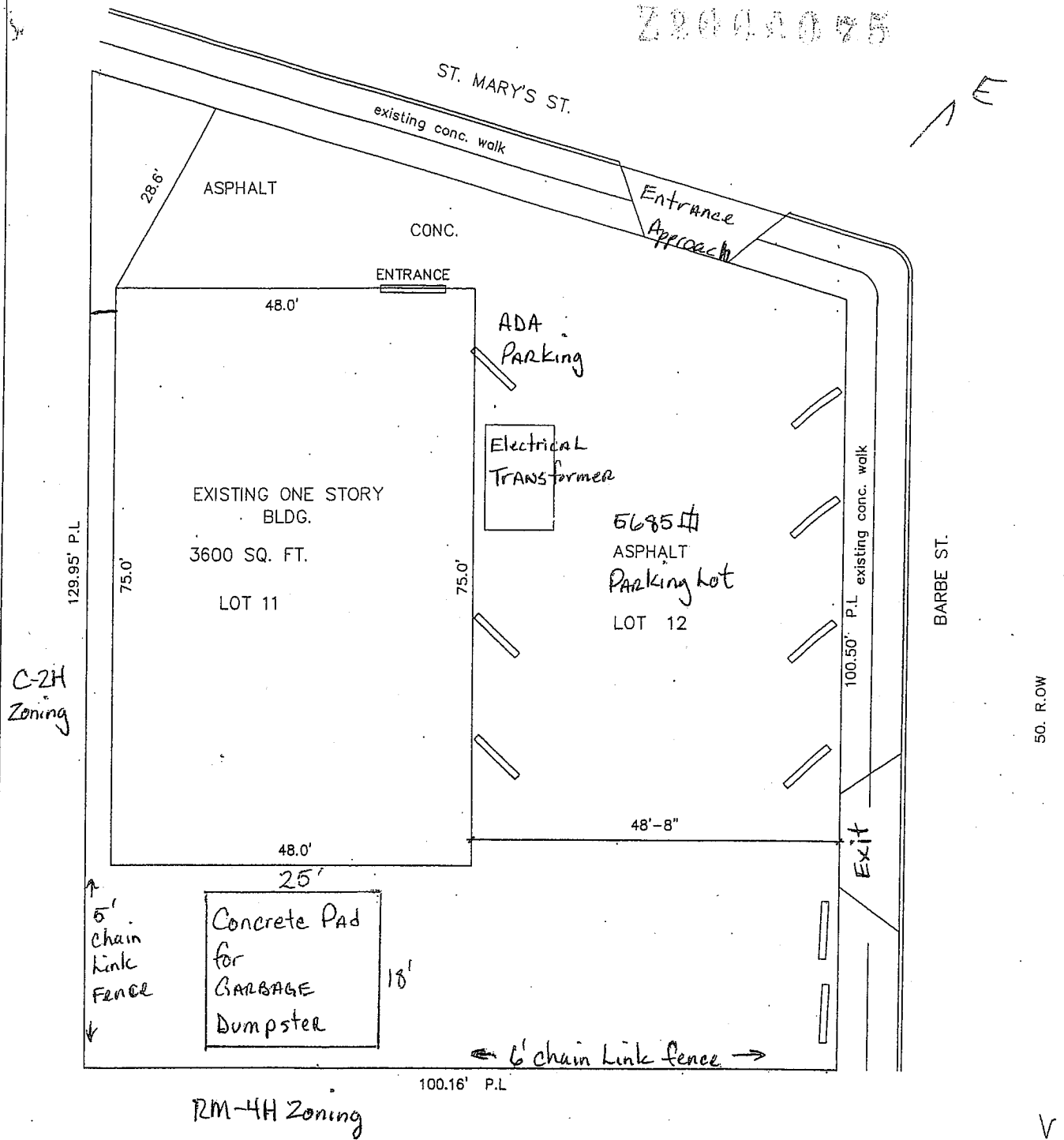
CASE NO: Z2009075 CD

Final Staff Recommendation - Zoning Commission

1. No outdoor storage or display of merchandise shall be permitted.

CASE MANAGER : Brenda Valadez 207-7945

Z2000075



SITE PLAN

SCALE: 1"=10'-0"

LEGAL DESCRIPTION

1315 ST. MARY'S ST
LOT 11-12
BLOCK 2
NCB 2877
SAN ANTONIO, TX.

Proposed: C-2HCD Conditional Use
for (Auto) Scooter Sales

I, Edward Haverlah, the property owner, acknowledge that this site plan submitted the purpose of rezoning this property is in accordance with all applicable provisions of Unified Development Code. Additionally, I understand that City Council approval of site plan in conjunction with a rezoning case does not relieve me from adhering to any/all City-adopted Codes at the time of plan submittal for building permit.

De E. Haverlah 200, 1000

Neighborhood and Urban Design Division

Zoning Case Review

Zoning Case No.: Z2009075

Address: 1315 S St. Mary' s

Existing Zoning: C-2H

Requested Zoning: C-2H with a Conditional Use for Scooter (Auto) Sales

Registered Neighborhood Association(s): King William Neighborhood Association

Neighborhood/Community/Perimeter Plan: Downtown Neighborhood Plan

Future Land Use for the site: Residential

Analysis:

The applicant has requested a change in zoning from C-2H to a C-2H with a Conditional Use for scooter sales at 1315 S. St. Mary' s. The property is .26 acres in size and is located within the King William District of the Downtown Neighborhood Plan. Based on Bexar County Appraisal District information the property is being used as a retail store and warehouse. The Downtown Neighborhood plan calls for a residential land use in the area where the subject property is located. The Downtown Neighborhood Plan defines the residential uses desired in the King William District as single family and duplex housing at a maximum density of 12 units per gross acre. The plan also requires maximum densities of 40 units per gross acre along low-rise, mixed use corridors along S. Alamo and S. St Mary' s Street. According to the Plan, a desire to continue preservation within the historic district is also expressed in the intent statement (p10). The properties to the north, east, and south are commercially zoned while the property to the west is zoned RM-4H. The base zoning is not changing; therefore a consistency review is not required.

☐ Request conforms to Land Use Plan

☐ Request does not conform to Land Use Plan

☒ Consistency not required because base zoning not changing

Staff Recommendation:

☒ Approval

☐ Denial

Reviewer: Tyler Sorrells

Title: Planner

Date: 03/23/09

Manager Review: Nina Nixon-Mendez

Date: 03/23/09

CITY OF SAN ANTONIO, TEXAS
PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

TO: San Antonio Zoning Commission

FROM: Roderick Sanchez, AICP, CBO, Director

COPY: T.C. Broadnax, Assistant City Manager

SUBJECT: Proposed amendment to the Unified Development Code regarding zoning for golf courses

DATE: April 7, 2009

Summary:

A City Council Member request for an amendment to the Unified Development Code (UDC) that would change which zoning districts allow golf courses, and would create a new zoning district.

Background:

Early last year, the Planning and Development Services Department received a Council Consideration Request (CCR) asking staff to explore the creation of a new zoning district specifically for golf courses and parks. On April 2, 2008, the City Council's Governance Committee voted to direct staff to move this item forward through the commission/committee review process. On June 2, 2008, the Planning Commission's Technical Advisory Committee (TAC) reviewed staff's initial research and recommended an amendment that would create a new zoning district.

The City South Management Authority (CSMA) Board was briefed on this proposed amendment on March 24, and the TAC recommended approval on March 23. The Planning Commission is scheduled to consider this item on April 8. The City Council's Infrastructure and Growth Committee will consider it for a recommendation prior to final consideration by City Council.

Issue:

San Antonio's UDC indicates in which zoning districts individual uses are allowed or not allowed. Currently:

- a golf course accessory to a residential subdivision is allowed in all of the residential zoning districts, save for the R-6, R-5, and R-4 districts which require a specific use authorization as does the ERZD overlay;
- **private** golf courses are allowed in the RD zoning district and with approval of a specific use authorization in the C-2, C-3, UD, FR and MI-1 zoning districts, as well as in the ERZD overlay; and
- **public** golf courses are allowed in the RD zoning district and with approval of a specific use authorization in the O-1, O-2, NC, C-1, C-2, C-3, D, L, UD, FR and MI-1 zoning districts, as well as in the ERZD overlay.

Currently, when golf courses are planned to meander about a residential subdivision, then are closed or never developed as planned, other uses potentially incompatible with the

abutting residences could develop on this available land. Some of these incompatible uses could include high density apartments or commercial establishments, depending on the zoning. If a zoning change were required before more dense residential or commercial development could occur, a public hearing process would allow for the neighboring property owners to express their opinions about any new adjacent development.

Policy Analysis and Recommendation:

The intent of this request is to streamline the designation for golf courses. It would alleviate issues that arise when planned golf courses are abandoned and other uses develop in their place. If new development is proposed for land formerly designated for golf courses, the rezoning public hearing process would provide a level of protection for surrounding properties.

The proposed new golf course district would allow for redevelopment of abandoned golf course property with park land or with compatible residential development. It would also allow a variety of recreational uses with approval of a specific use authorization.

Existing golf courses in other conventional zoning districts would be considered nonconforming uses (*grandfathered*) and could continue to exist pursuant to State Law and Article VII of the UDC. Any new golf courses would require the appropriate zoning before being established. Golf courses would continue to require a specific use authorization over the Edwards Recharge Zone Overlay District. Any existing golf courses of concern could potentially be addressed through the rezoning process.

The Planning and Development Services Department recommends approval of the draft amendment language included in this packet.



**CITY OF SAN ANTONIO
OFFICE OF THE CITY COUNCIL
COUNCIL CONSIDERATION REQUEST**

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2008 JAN -2 PM 3:43

TO: Mayor & City Council

FROM: City Councilman John G. Clamp

COPIES TO: Sheryl Sculley, City Manager; Leticia Vacek, City Clerk; Jelynn Burley, Deputy City Manager; Roderick Sanchez, Director of Development Services; Chris Callanen, Assistant to the City Council

SUBJECT: New Zoning Classification for Golf Courses and Parks

DATE: December 26, 2007

Issue Proposed for Consideration

I ask for your support for the inclusion of the following item on the agenda of the earliest available meeting of the Governance Committee:

I respectfully ask for your concurrence in directing the Department of Development Services to create a designation for golf courses and park land.

Currently, **Private Golf Courses** can be built in zoning designations Resource Protection District (RP), Residential Estate District (RE), R-20 Residential Single Family District, Residential Single Family Districts (RM-6, RM-5 and RM-4), and Multi-Family (MF-25, MF-33, MF-40, MF-50). **Public Golf Courses** can be built in zoning designations Office District (O-1 and O-2), Neighborhood Commercial District (NC), Commercial District (C-1, C-2 and C-3), Downtown District (D), Light Industrial District (L), and Edwards Recharge Zone District (ERZD).

In an effort to streamline the land use designation for golf courses and park lands, I respectfully request that staff study this issue to determine the feasibility of a zoning specific designation for golf courses and park land and provide a recommendation for council consideration.

Brief Background

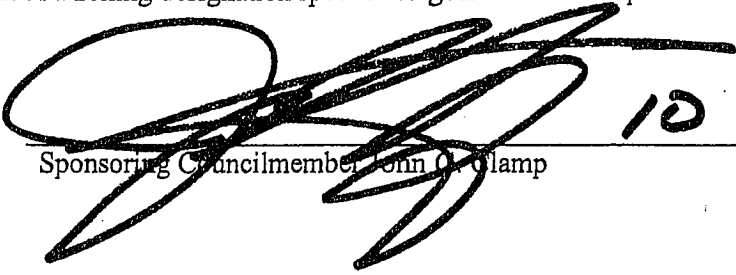
The purpose of this request is to create a specific zoning classification for golf courses and park land. Streamlining the use for private and public golf courses will lessen any confusion about zoning requirements for future golf course development.

Golf courses and parks tend to be built next to residential communities. A specific zoning designation can provide a means for the surrounding neighborhoods to have a voice in the development of the land if it were to change uses. For instance, a neighborhood can be established with a golf course as part of the original land use plan and have the land sold after time. The zoning of the land can be any number of different designations which could possibly allow for a land use that is not consistent with the surrounding area.

In order to streamline the land use for golf courses and provide the community an opportunity

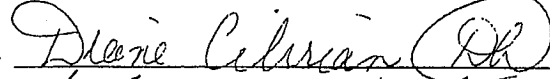
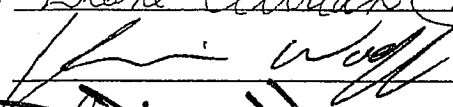

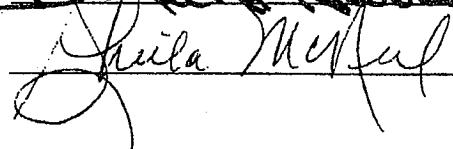
to have some input into potential land use changes, I respectfully request that staff study this issue to determine the creation of a zoning designation specific to golf courses and park land.

Submitted for Council consideration
by:

 10
Sponsoring Councilmember John O. Olamp

Supporting Councilmembers' Signatures (4 only)

District No.

1. 	8
2. 	9
3. 	6
4. 	2

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Proposed Amendments to the Unified Development Code (Chapter 35 of the City Code)

35-311 Use Regulations

TABLE 311-1 RESIDENTIAL USE MATRIX																			
PERMITTED USE	RP	RE	R-20	NP-15	NP-10	NP-8	R-6	RM-6	R-5	RM-5	R-4	RM-4	MF-25	MF-33	MF-40	MF-50	ERZD	LBCS FUNCTION	LCBS STRUCTURE
Golf Course (Accessory To A Residential Subdivision)(see 35-346 “G” district)	P	P	P	P	P	P	S	P	S	P	S	P	P	P	P	P	S	5370	

TABLE 311-2 NON-RESIDENTIAL USE MATRIX																
	PERMITTED USE															
		O-1	O-2	NC	C-1	C-2	C-3	D	L	I-1	I-2	ERZD	(LCBS Function)			
Recreation	Golf Course — Private (See Residential Use Table)(see 35-346 "G" district)					S	S					S	5370			
Recreation	Golf Course — Publicly Owned	S	S	S	S	S	S	S	S			S				

35-346. ~~Repealed. "G" Golf Course District.~~

STATEMENT OF PURPOSE

A golf course district "G" is a special zoning district permitting the operation of a private or public golf course, including accessory uses and activities. Golf courses can be "stand alone" or in association with a residential subdivision/community or a commercial, office or business park. Golf courses shall be allowed only within "G" Golf Course districts in order to achieve compatibility with adjacent uses through the provisions of this section.

(a) Permitted Uses.

- (1) Golf courses, public or private. Accessory uses for a golf course may include the following:
 - a. Clubhouse facilities which may include, but not be limited to a pro shop, administrative offices for the golf course, tavern, meeting rooms, and a food service establishment.
 - b. Driving ranges.
 - c. Maintenance facilities: outdoor storage of equipment and materials shall be screened from any adjacent residential zoning districts.
- (2) Parks.

- (3) Conservation Subdivisions, which shall meet the requirements of Section 35-203. For a conservation subdivision within a “G” District, golf courses with accessory uses may serve as an alternative use to meet the parks and open space requirements set forth in 35-203(j).
- (4) The following uses may be permitted within the “G” District only with approval of a specific use authorization by City Council:
 - a. Archery range
 - b. Athletic fields – noncommercial
 - c. Clubhouse – private including lodges and meeting halls
 - d. Golf driving range
 - e. Neighborhood recreational facility
 - f. Neighborhood swimming pool
 - g. Tennis, racquetball, handball, volleyball or basketball courts – noncommercial

(b) Setback Requirements.

- (1) The perimeter setback for all buildings and structures shall be twenty-five (25) feet when abutting a residentially developed tract or a residential zoning district.
- (2) No perimeter setback is required where the golf course does not abut a residentially developed tract or residential zoning district.
- (3) Internal to this district there are no zoning setback requirements, however building and fire code requirements must still be met.
- (4) For uses requiring a specific use authorization, stricter setbacks may be governed by the required site plan.

(c) Height Requirements.

- (1) The height of buildings shall not exceed thirty-five (35) feet at the required perimeter setbacks as specified in subsection (b).
- (2) The height of buildings may be increased two (2) feet for each one (1) foot they are set back beyond the required perimeter setback.
- (3) For uses requiring a specific use authorization, stricter height limits may be governed by the required site plan.

(d) Lighting.

- (1) Lights illuminating an accessory driving range shall be arranged so that the source of light is deflected away from and not directed toward any abutting residential uses or residential zoning districts, and shall meet the requirements of Section 35-392(a).
- (2) All other lighting shall be in accordance with Section 35-392.
- (3) For uses requiring a specific use authorization, stricter lighting standards may be governed by the required site plan.

(e) Signs.

- (1) No sign, display or other exterior indications of accessory uses shall be visible from a public thoroughfare.
- (2) All other signage shall be in accordance with Chapter 28 of the City Code.
- (3) For uses requiring a specific use authorization, stricter sign standards may be governed by the required site plan.